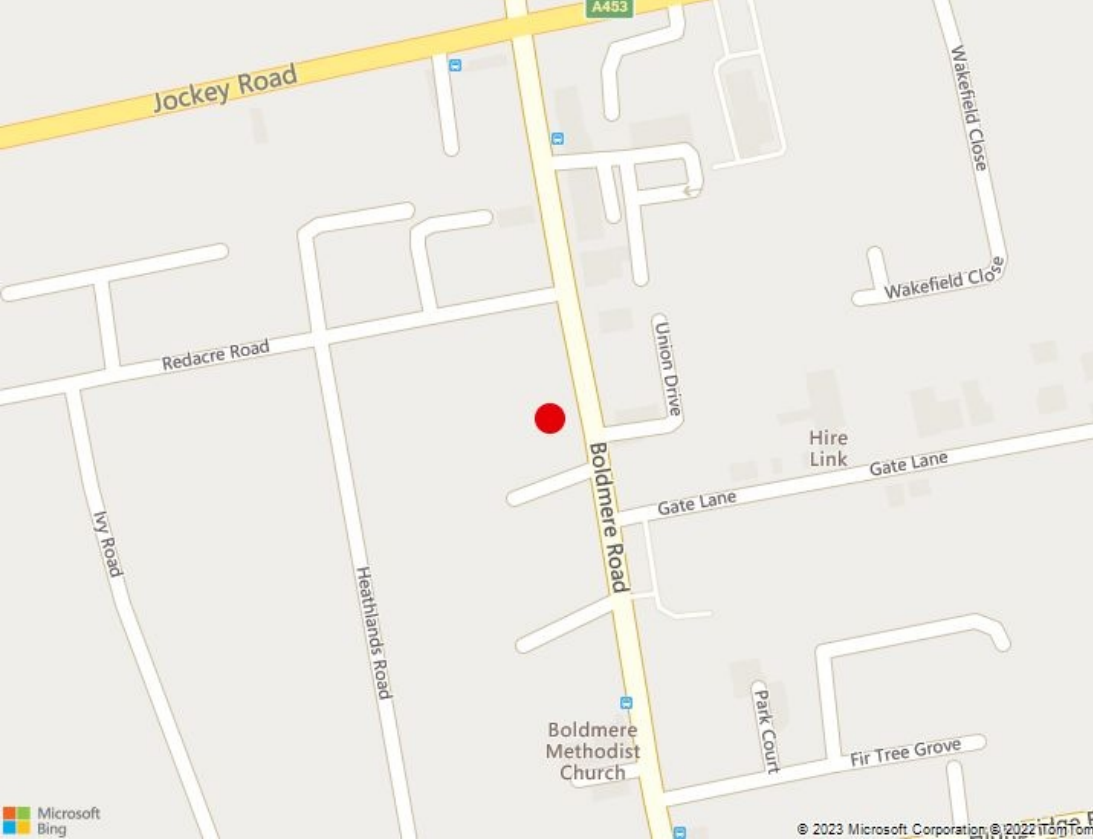


# SUBSTANTIAL FREEHOLD PREMISES FOR SALE

80-82 Boldmere Road, Sutton Coldfield, West Midlands, B73 5TJ

7,240 SqFt (672.6 SqM) | Offers Around £1,000,000





## KEY FEATURES

- Substantial retail premises with first floor ancillary
- Prime central location
- Popular and vibrant local shopping area
- Substantial premises with potential for division / redevelopment
- Immediately available
- **Virtual tour** - [click here](#)

## LOCATION

The property is centrally located in a prime position fronting Boldmere Road within the very popular and vibrant local shopping centre. Boldmere comprises a mix of local, independent and national retailers to include **Sainsbury's Local**, **Tesco Express** and **Costa Coffee**. Boldmere also has a vibrant night-time economy with several restaurants and licenced premises including **Wetherspoons**, **Harvester**, and **Deli Social**.

Sutton Coldfield is a little over 1 mile to the north east.

## DESCRIPTION

A substantial end of terrace two storey premises comprising large open plan retail unit with ancillary stores to the rear, basement and side entrance providing access to the first floor offices and ancillary accommodation.

Area	SqFt	SqM
Ground Floor Sales	4,154	385.91
Ground Floor Ancillary	1,506	139.91
First Floor Offices/Storage	1,579	146.69
<b>Total Floor Area</b>	<b>7,240</b>	<b>672.6</b>



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## TERMS

Freehold with vacant possession For Sale

## ASKING PRICE

Offers Around £1,000,000

## EPC

Energy Performance Certificate available upon request

## BUSINESS RATES

Rateable Value £50,500

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, although an undertaking to cover the sellers legal costs in the event that they withdraw once a sale is agreed and solicitors instructed will be required.

## VAT

All figures quoted are exclusive of VAT although we anticipate that VAT will not be applicable. Solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



**David Hemming MRICS**

**DDI: 0121 362 1530**

**Mob: 07841 234160**

**E: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)**

**80-82 Boldmere Road, Sutton Coldfield, West Midlands B73 5TJ**

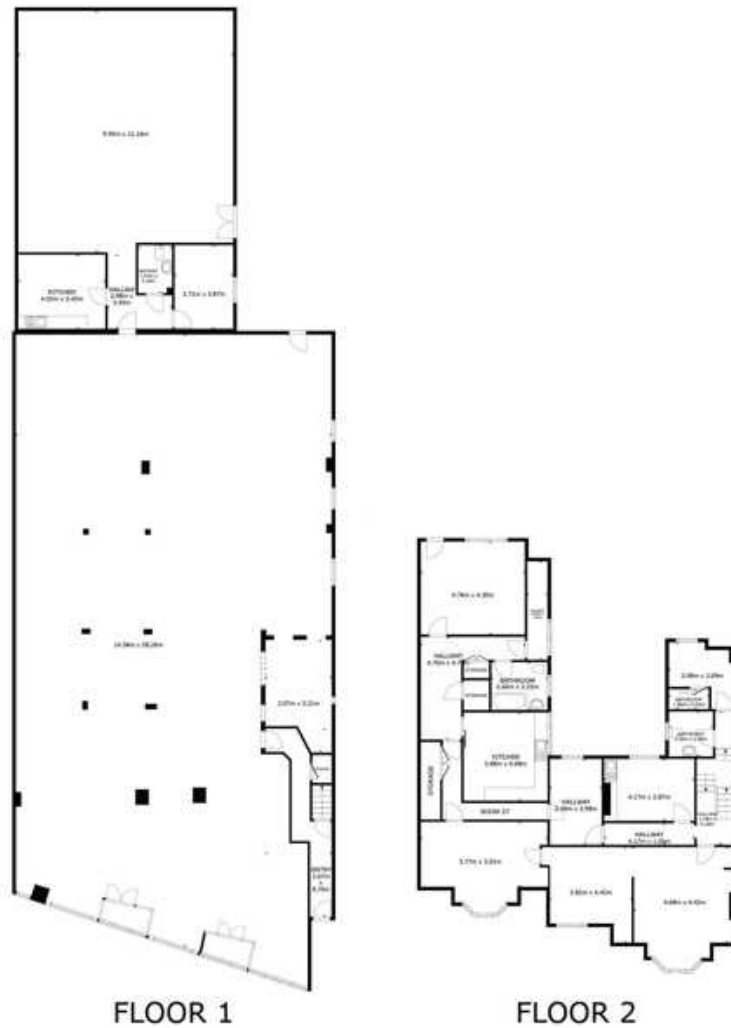


0121 321 3441  
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



FLOOR 1

FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 554.5 m<sup>2</sup> FLOOR 2 185.1 m<sup>2</sup>  
 TOTAL : 739.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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