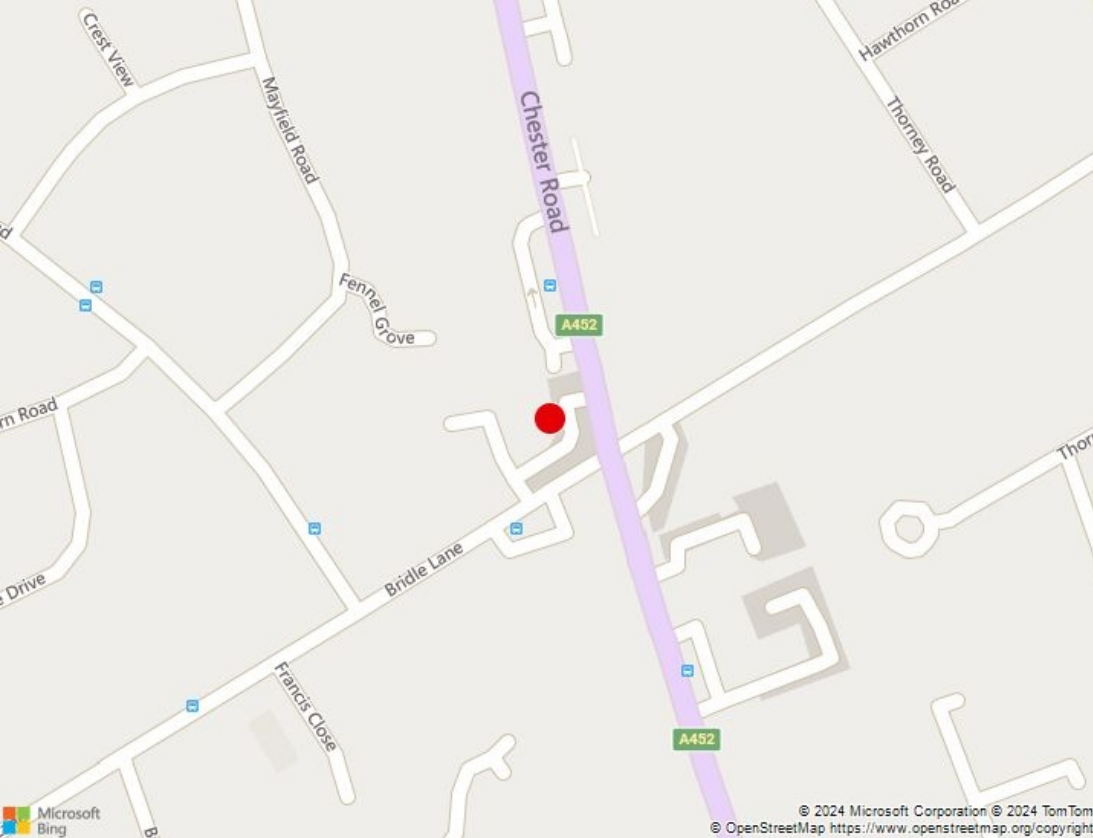


FIRST FLOOR SELF-CONTAINED OFFICE TO LET

184A Chester Road, Streetly, Sutton Coldfield, West Midlands, B74 3NA

646 SqFt (60.01 SqM) | £11,000 per annum exclusive





KEY FEATURES

- Excellent location on the busy Chester Road
- Great transport links with easy access to the A452.
- Located on a busy parade - occupiers to include Tesco Express
- Two allocated car parking spaces.
- Forecourt customer parking
- New lease

LOCATION

The property is located in a prominent location on the A452 Chester Road at its junction with Bridle Lane in Streetly. The property is immediately adjacent to **Tesco Express** with other notable occupiers in close proximity to include **Paul Carr Estate Agents**, **Costcutter** and **Westway Nissan Car Dealership**.

DESCRIPTION

The premises comprise predominately cellular first floor office accommodation, accessed via a ground floor entrance, a central landing with two offices and bathroom with corridor leading to a further three side offices.

There are two allocated car parking spaces to the rear of the property. There is a large shared forecourt for customer parking.



Area	SqFt	SqM
First Floor Offices	646	60.01
Total Floor Area	646	60.01

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TERMS

A new internal repairing and insuring lease is available for a term of five years.

ASKING RENT

£11,000 per annum exclusive

SERVICE CHARGE

A service charge will be payable to cover external repair, maintenance and cleaning of the communal areas.

EPC

Energy Performance Rating E-109. Certificate available on request.

BUSINESS RATES

Rateable Value £5,000

Rates Payable 2024/25 - £2,495

However, businesses may benefit from 100% small business rates relief may be available to occupiers and therefore they are advised to make their own enquiries with the Local Authority (Walsall) 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.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk

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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.

184A Chester Road



Not to Scale. Produced by The Plan Portal 2024
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