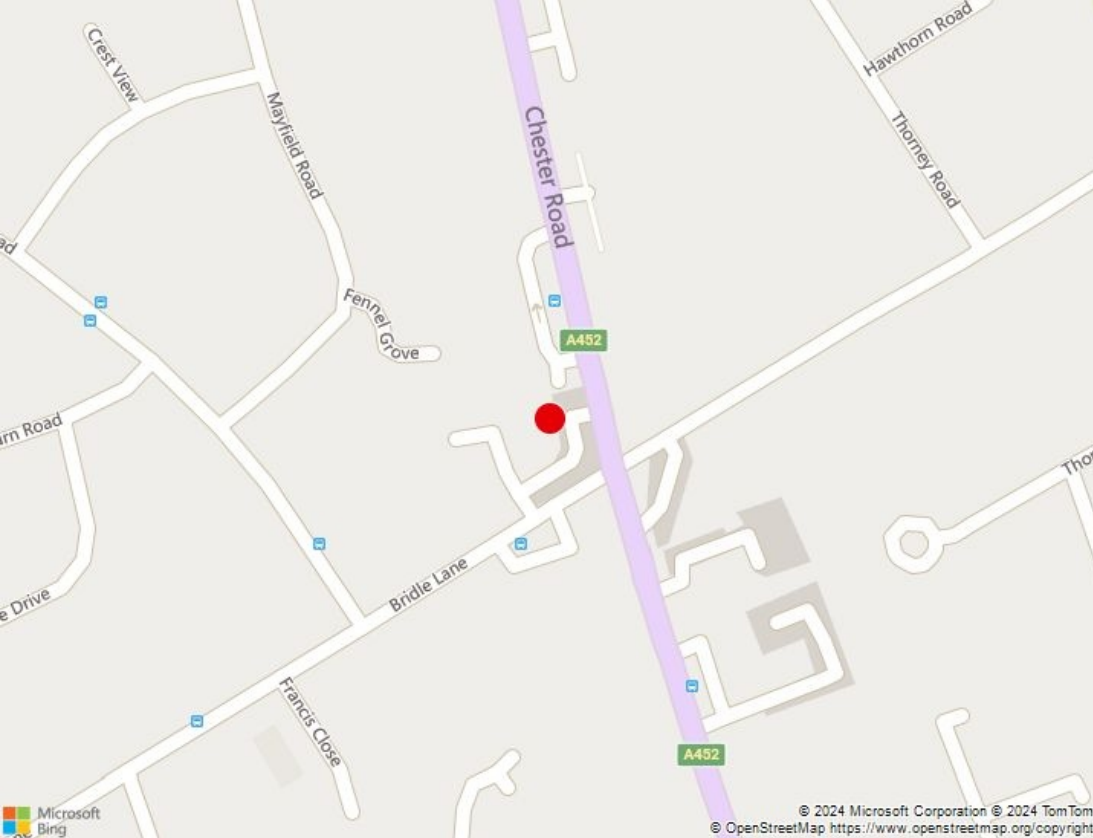


# RETAIL UNIT TO LET

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

478 SqFt (44.41 SqM) | £16,500 per annum exclusive





## KEY FEATURES

- Self-contained ground floor retail unit.
- Excellent location on the busy Chester Road.
- Great transport links with easy access to A452.
- Located on a busy parade - occupiers to include Tesco Express.
- Two allocated parking spaces.
- 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 provide a self-contained ground floor retail unit providing ground floor sales with partitioning to the rear to provide kitchen/staff area which leads through to an additional store and WC, together with access to two parking spaces at the rear.

Area	SqFt	SqM
Ground Floor Sales Area	337	31.31
Rear kitchen / staff area	106	9.85
Store	41	3.81
<b>Total Floor Area</b>	<b>478</b>	<b>44.41</b>



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## TERMS

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

## ASKING RENT

£16,500 per annum exclusive

## SERVICE CHARGE

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

## EPC

Energy Performance Rating - 82D

## BUSINESS RATES

Rateable Value £10,250

Rates Payable 2024/25 - £5,115.75

However, businesses may benefit from 100% small business rates relief imay 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:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



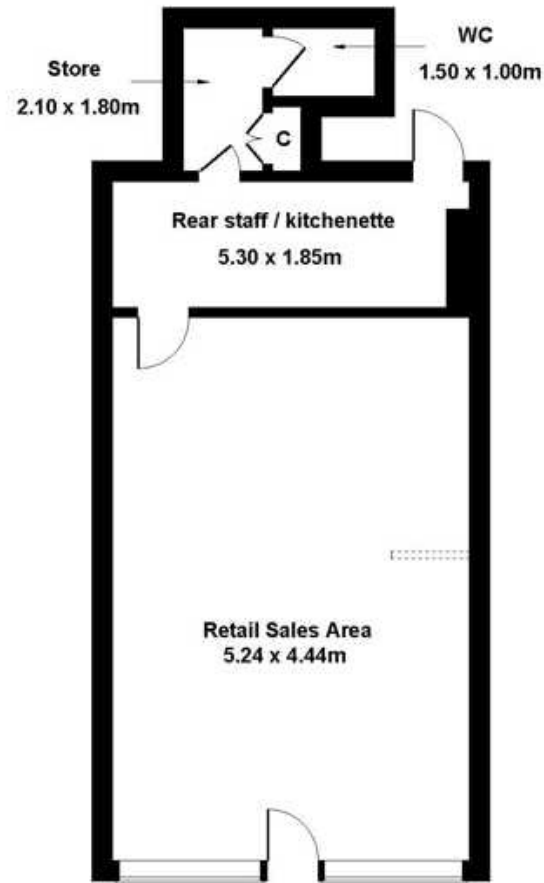
0121 321 3441  
[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)



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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.

# 184B Chester Road, Streetly



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