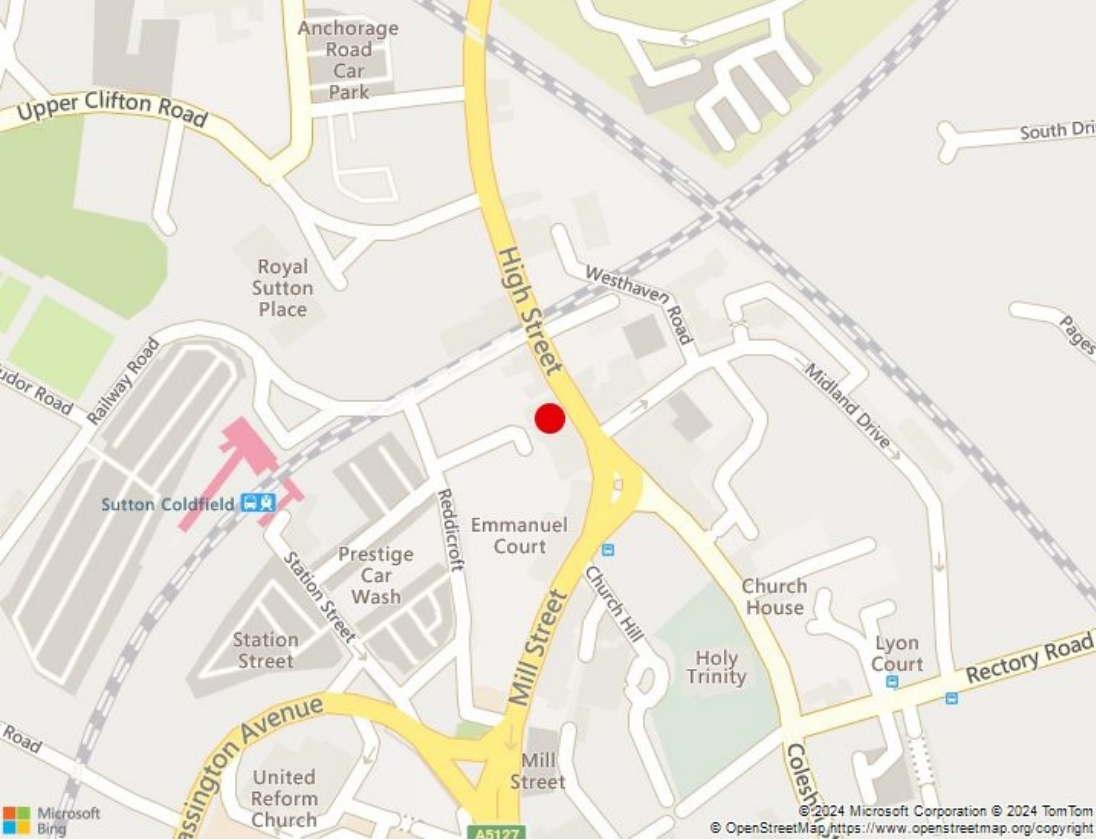


RETAIL UNIT TO LET

5-High Street, Sutton Coldfield, West Midlands, B72 1XH

748 SqFt (69.49 SqM) | £17,000 per annum exclusive





KEY FEATURES

- Prominent main road frontage
- Popular and busy High Street
- Self-contained retail unit
- Walking distance to the train station and the town centre
- Suitable for a variety of retail uses
- Car Parking available

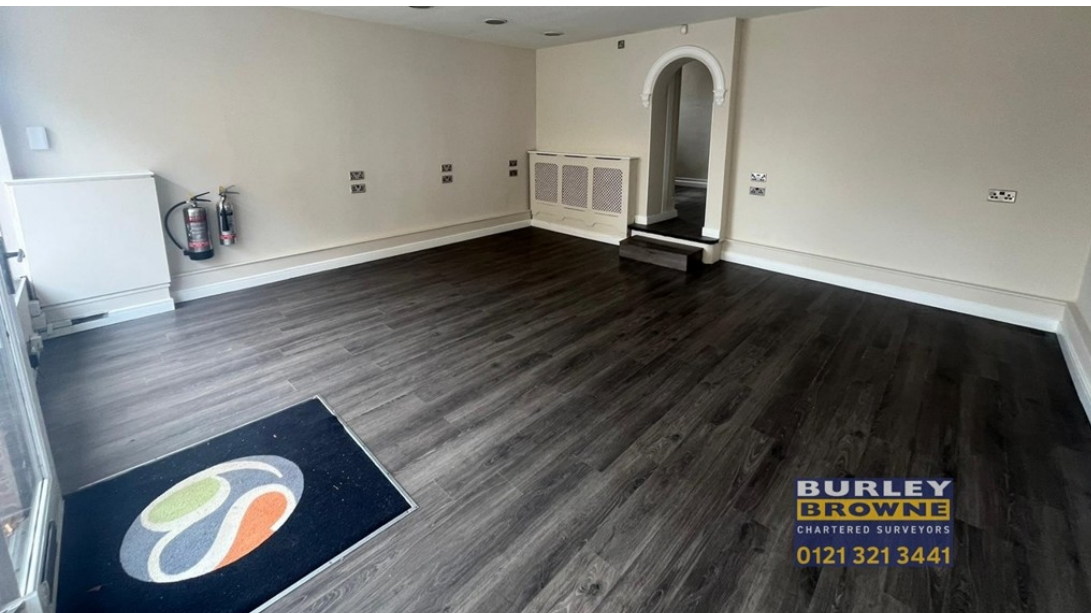
LOCATION

The premises are situated on the busy Sutton Coldfield High Street, immediately adjacent to its junction with Coleshill Street, within the main commercial area of the Town Centre only a short walking distance from the rail station and shopping centre. The High Street also attracts a large number of students from BMet College and Bishop Vesey School.

DESCRIPTION

The character property which was previously occupied by a ladies hair salon provides ground floor sales with small step to an additional sales / treatment area, WC and kitchen off and leading through to two treatments rooms and office / storage area. Parking is available to the rear if required - further details on request.

Area	SqFt	SqM
Ground floor Sales	423	39.3
Rear Sales / Treatment rooms	263	24.43
Rear store	62	5.76
Total Floor Area	748	69.49



BURLEY BROWNE
CHARTERED SURVEYORS
0121 321 3441

5-High Street, Sutton Coldfield, West Midlands B72 1XH



TERMS

The premises are available by way of 5 year lease or multiples thereof on an effectively fully repairing and insuring basis, plus Service Charge.

ASKING RENT

£17,000 per annum exclusive

SERVICE CHARGE

A service charge is payable for external maintenance of the building, common areas, etc currently in the region of £415 per quarter plus building insurance.

Further details upon application.

EPC

An EPC is available upon request

BUSINESS RATES

Rateable Value £12,250.

Businesses may benefit from 100% business rate relief in 2024/2025 on this property. 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.

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 we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



Garry Johnson

DDI: 0121 362 1535

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E: garry.johnson@burleybrowne.co.uk

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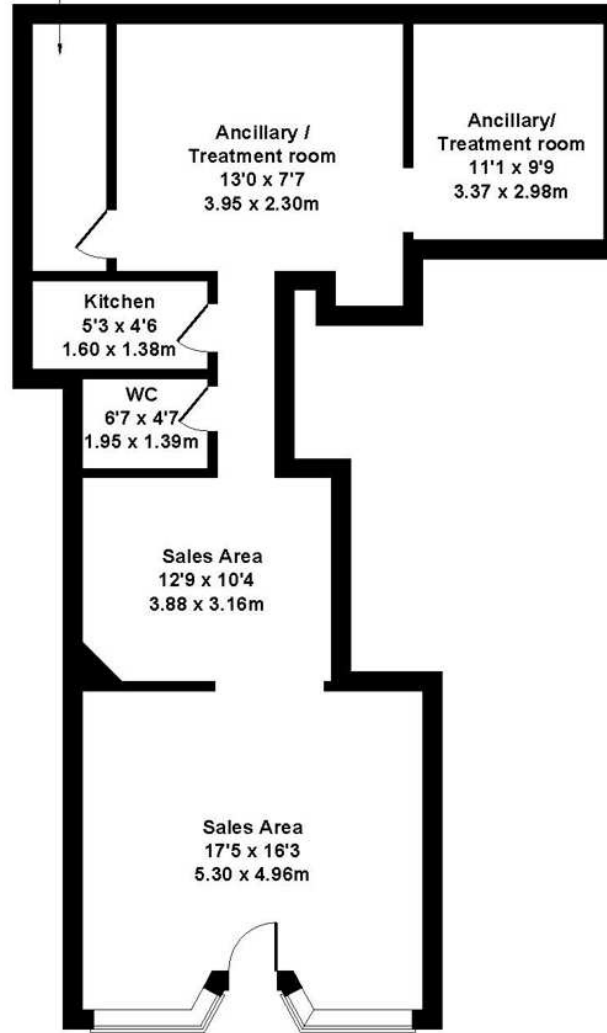


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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

Store
11'10 x 2'0
3.60 x 0.60m

5 High Street, Sutton Coldfield



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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