



RETAIL UNIT TO LET

297 Lichfield Road, Sutton Coldfield, West Midlands, B74 4BZ



875 SqFt (81.29 SqM) | £26,500 per annum exclusive

Key Features

- Located in the heart of Mere Green
- Forecourt parking
- Available for immediate occupation
- Prominent main road location
- Brand new retail unit
- Directly opposite Mulberry Walk Retail and Leisure Scheme



LOCATION

The retail premises are prominently located fronting Lichfield Road close to the roundabout interchange with Belwell Lane and Mere Green Road in the heart of Mere Green, an affluent commercial centre approximately 1.5 miles north of Sutton Coldfield.

The premises are located immediately adjacent to MK Reformed Pilates and United Carpets and directly opposite the Mulberry Walk Retail and Leisure Scheme whose occupiers include **Marks and Spencer Food Hall, Cafe Nero, Starbucks, Bistrot Pierre and Boots Opticians**. Other notable occupiers in Mere Green include **Sainsbury's, Lidl, Aldi, Majestic Wine and Sofas & Stuff**.

DESCRIPTION

A self contained ground floor retail unit situated within this brand new development in the heart of Mere Green which is to sit alongside MK Reformer Pilates Studio and United Carpets.

The retail unit provides an open plan sales area with WC and kitchen area to the rear and is to be finished to a 'white box' standard including smooth screed floor, plaster finish walls and suspended ceiling with LED lighting. Forecourt customer parking.

Area	SqFt	SqM
Sales Area	782	72.65
Kitchen & WC	93	8.64
Total Floor Area	875	81.29

TERMS

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

ASKING RENT

£26,500 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas, and building insurance.

BUSINESS RATES

To be re-assessed for rating purposes.

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

EPC

Energy Performance Certificate available upon request

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

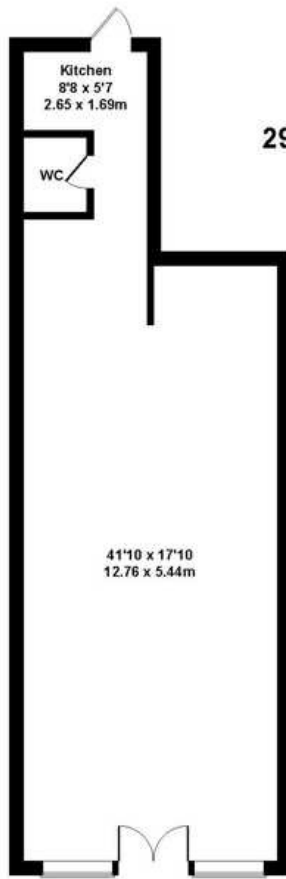
All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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297 Lichfield Rd, Mere Green

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