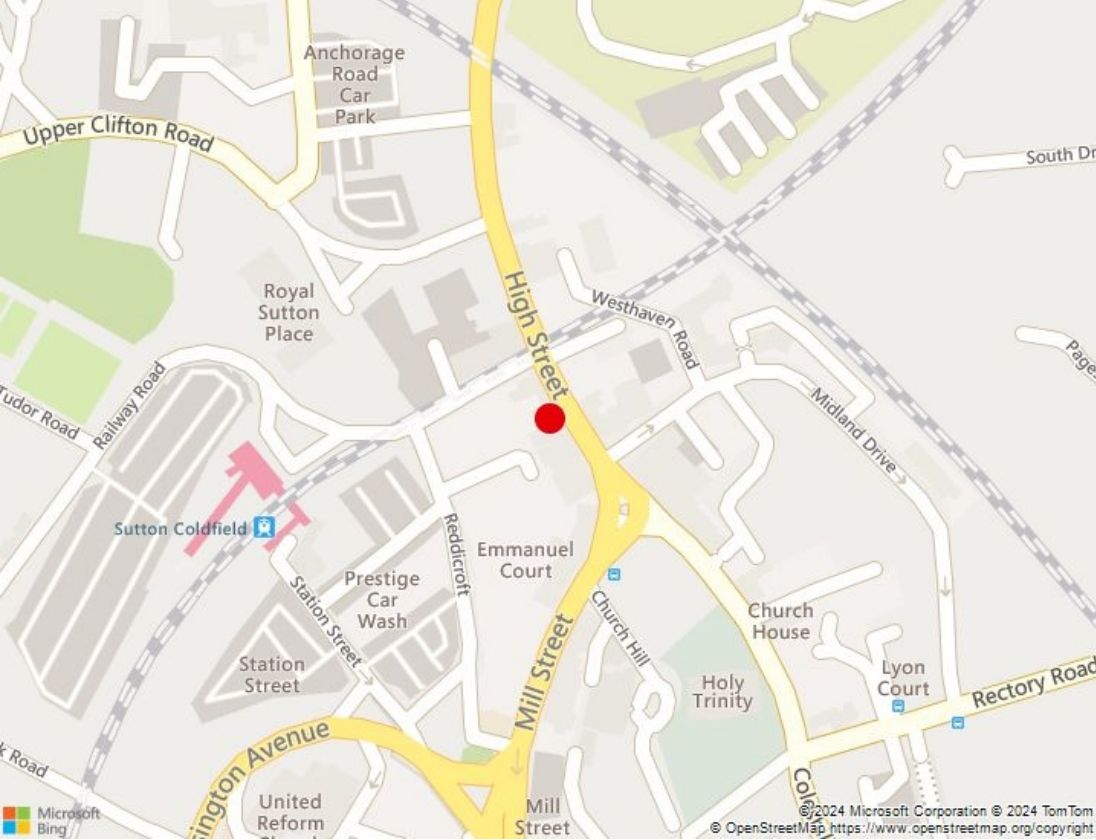


RETAIL UNIT TO LET

7a High Street, Sutton Coldfield, B72 1XH

668 SqFt (62.06 SqM) | £16,500 per annum exclusive





KEY FEATURES

- Retail unit to let
- Town Centre Location predominantly amongst professional occupiers
- Shop suitable for retail or office use
- Currently a bar and would suit continued leisure use
- Car Parking space available
- 62.06 sq m / 668 sq ft

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

A ground floor property suitable for retail or leisure/bar use. The property benefits from a double fronted shop front with lower retail area, currently used as a bar. Steps lead to an upper retail/bar area with WC's. and lead to a rear patio area.

Area	SqFt	SqM
Ground Floor Retail	668	62.06
Total Floor Area	668	62.06



7a High Street, Sutton Coldfield B72 1XH



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

£16,500 per annum exclusive

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £10,250. Rates Payable (£5,115) prior to any transitional arrangements or small business relief.

However, 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.

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



Garry Johnson

DDI: 0121 362 1535

Mob: 07510 080210

E: garry.johnson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



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.