



RETAIL UNIT TO LET - SUITABLE FOR CAFE / TEA ROOM

49a Boundary Road, Streetly, Sutton Coldfield, B74 2JR



632 SqFt (58.71 SqM) | £18,500 per annum exclusive

Key Features

- Prominently located
- Self-contained retail unit
- New Build
- Popular local parade
- Cafe / Team Room use
- Available January 2025



LOCATION

The premises, which form an extension to the established retail parade, are prominently situated in a parade of shops on Boundary Road close to its junction with Hundred Acre Road on the Hundred Acre Estate, an established residential area of Streetly on the outskirts of Sutton Coldfield.

The parade comprises a cross section of uses which include Select & Save Convenience Store, Brew House, Streetly Takeaway, Keelings Hair Salon, Indian Nights Takeaway and Tots Childrens Day Nursery. Customer parking is available in front of the parade.

DESCRIPTION

The premises, which are nearing completion comprise a self-contained ground floor retail unit which has planning consent for use as a cafe / tea room and for the sale of food and drink for consumption (mostly on the premises).

Area	SqFt	SqM
Ground Floor Sales Area	632	58.71
Total Floor Area	632	58.71

TERMS

The premises are available by way of 6 year lease on an internal repairing and insuring basis, plus Service Charge. Subject to 3 yearly rent reviews.

ASKING RENT

£18,500 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance and repair of the exterior, common areas and landscaping.

BUSINESS RATES

Requires reassessing for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) 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

The tenant will be responsible for all reasonable 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

Mob: 07510 080210

E: garry.johnson@burleybrowne.co.uk

