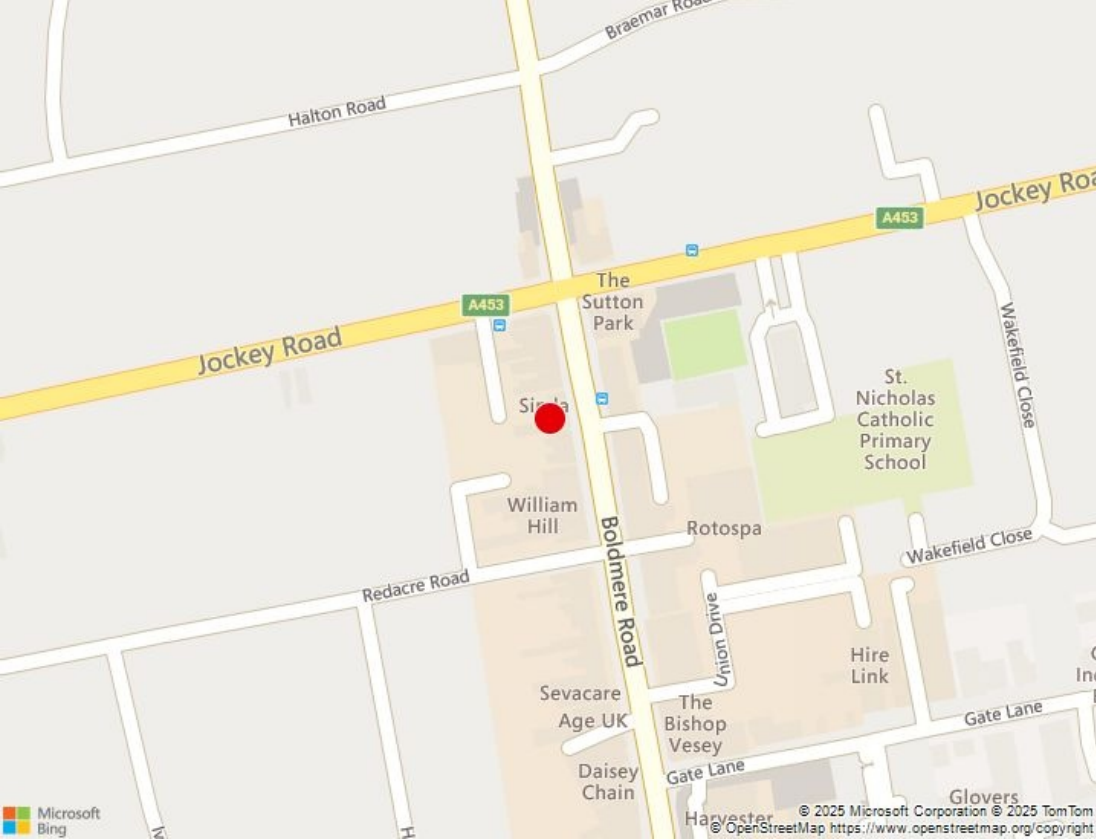


# RETAIL UNIT TO LET

20 Boldmere Road, Boldmere, Sutton Coldfield, West Midlands, B73 5TD

1,344 SqFt (124.86 SqM) | £21,750 per annum exclusive





## KEY FEATURES

- Self contained retail unit
- Popular and vibrant local shopping area
- Large ground floor sales area.
- Close to Sainsbury's Local, William Hill and Clive Marks Schoolwear
- Available April 2025
- New Lease

## LOCATION

The property is prominently situated fronting Boldmere Road within a very popular and vibrant local shopping centre comprising a mix of local, independent and national retailers which include **Sainsbury's Local**, **Costa Coffee**, **Tesco Express** and **William Hill**.

## DESCRIPTION

A well fitted two-storey self contained end of terrace property comprising ground floor open plan sales area with storage off together with staircase at the rear to first floor ancillary accommodation providing two storage areas, kitchen and two separate WC's. There is a large garden / lawn area to the rear which may provide some occupiers with the opportunity to extend if necessary.



Area	SqFt	SqM
Ground Floor Sales	925	85.93
Ground Floor Ancillary	81	7.52
First Floor Ancillary	338	31.4
<b>Total Floor Area</b>	<b>1,344</b>	<b>124.86</b>

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## TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

## ASKING RENT

£21,750 per annum exclusive

## EPC

Energy Performance Certificate available upon request

## BUSINESS RATES

Rateable Value - £15,000 Rates Payable 2024/2025 - £7,485 prior to any transitional arrangements or small business relief.

However, businesses may benefit from 100% small business rate relief 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 will be payable

## VIEWING

Strictly by prior appointment, please contact:



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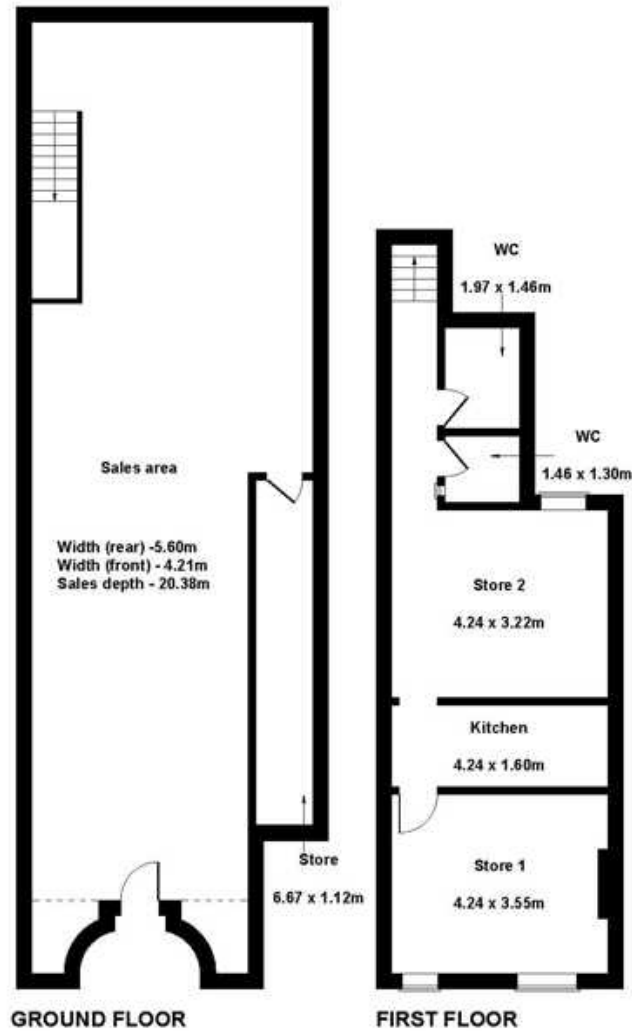
0121 321 3441  
www.burleybrowne.co.uk



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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.

## 20 Boldmere Road, Sutton Coldfield



Not to Scale. Produced by The Plan Portal 2024  
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