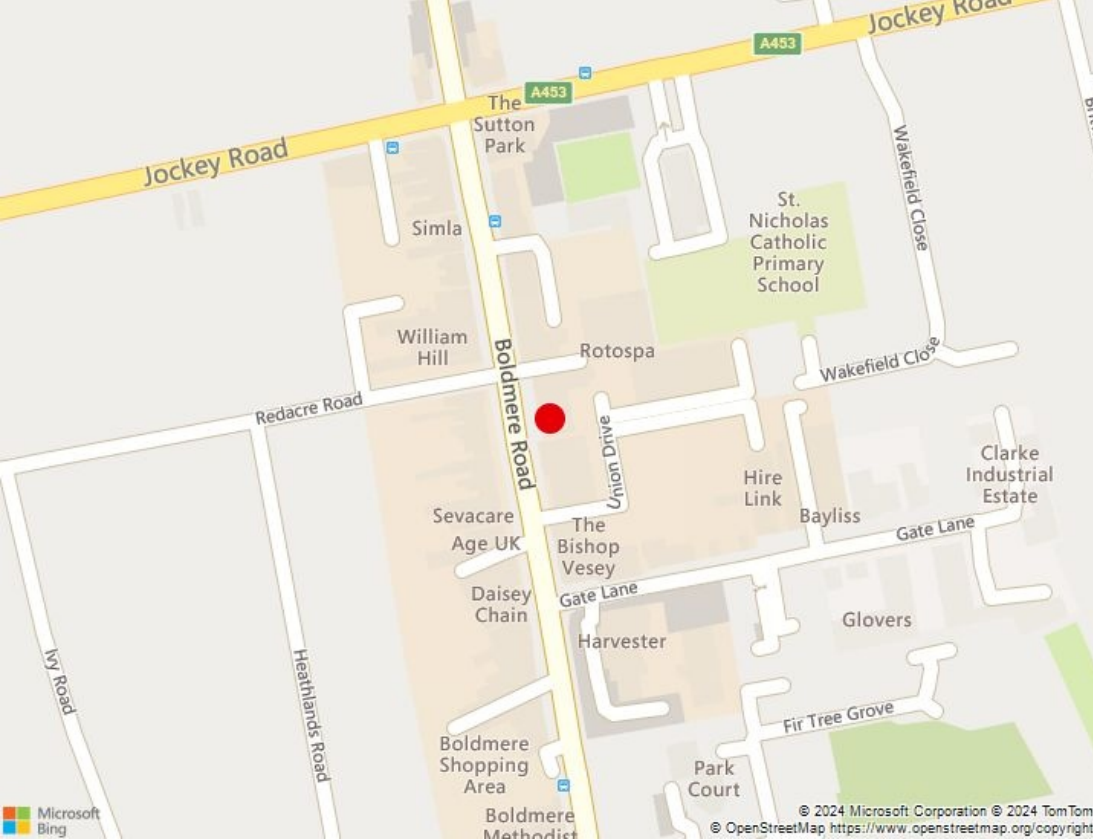


RETAIL UNIT TO LET

45 Boldmere Road, Sutton Coldfield, West Midlands, B73 5UY

800 SqFt (74.32 SqM) | £23,000 per annum exclusive





KEY FEATURES

- Popular and busy parade
- Self contained retail unit
- Prime location close to Costa Coffee and Wetherspoons
- New Lease
- 2 parking spaces to the rear

LOCATION

The property is centrally located fronting Boldmere Road within the centre of the prosperous and vibrant local shopping centre. Boldmere comprises a mix of local, independent and national retailers and restaurant operators to include **Sainsbury's Local**, **Harvester** and **Tesco Express** with the **Bishop Vesey (Wetherspoons)** and **Costa Coffee** immediately adjacent.

Sutton Coldfield is a little over one mile to the north east.

DESCRIPTION

A self contained ground floor retail unit which provides ground floor sales area together with partitioned ancillary storage, kitchenette and WC to the rear.

Internal width (to shop fittings) - 4.86m / 15'11"

Shop depth - 15.05m / 16'5"

Area	SqFt	SqM
Ground Floor Area	800	74.32
Total Floor Area	800	74.32



BURLEY BROWNE
CHARTERED SURVEYORS
0121 321 3441

45 Boldmere Road, Sutton Coldfield, West Midlands B73 5UY



TERMS

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

ASKING RENT

£23,000 per annum exclusive

EPC

Energy Performance Rating D-79. Certificate available on request.

BUSINESS RATES

Rateable Value £13,250 Rates Payable 2024/2025 £6,611.75.

However, some businesses may benefit from small business rate relief.

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:



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

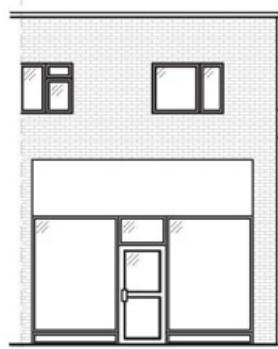


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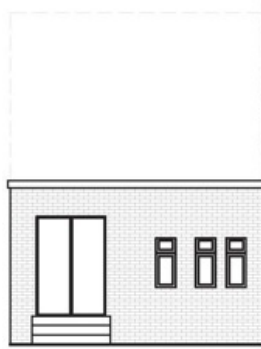


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be 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.

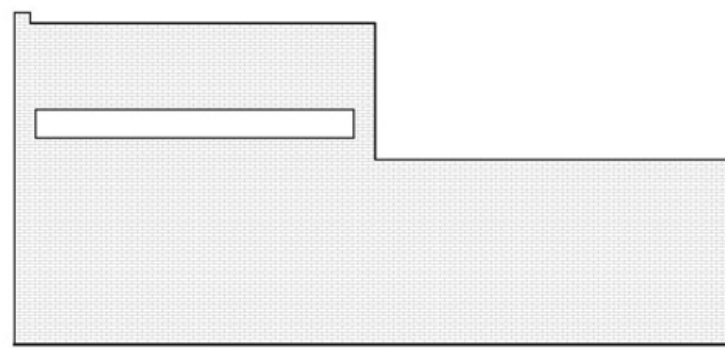
Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



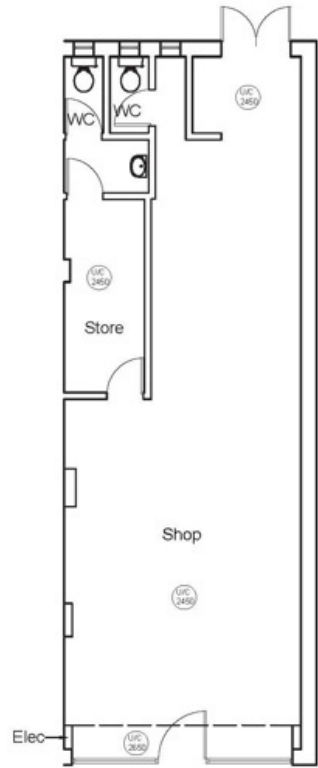
Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan - 800 Sq Ft

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