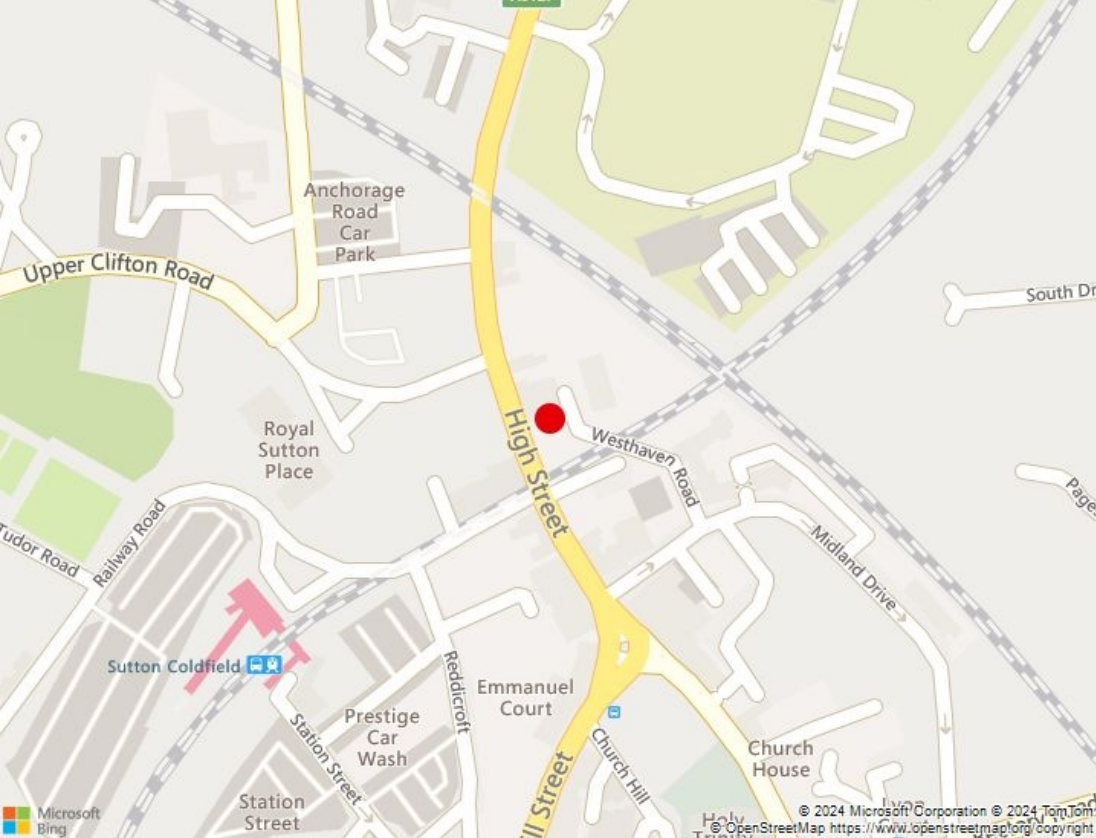


RETAIL UNIT TO LET

28 High Street, Sutton Coldfield, West Midlands, B72 1UP

307 SqFt (28.52 SqM) | £10,750 per annum exclusive





KEY FEATURES

- Prominent main road frontage
- Popular and busy High Street
- Self-contained retail unit
- Walking distance to the train station and town centre
- Suitable for a variety of retail uses

LOCATION

The premises are situated on the busy Sutton Coldfield High Street, immediately adjacent to its junction with Mill 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

The property was previously occupied by a barbers and comprises a ground floor retail unit with a kitchen area to the rear, ancillary storage space, WC and access to the rear car park, where there is one space demised.



Area	SqFt	SqM
Ground Floor Retail	189	17.56
Kitchen	87	8.08
Rear Ancillary	31	2.88
Total Floor Area	307	28.52

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TERMS

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

ASKING RENT

£10,750 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and car parking, currently in the region of £435 per annum.

EPC

Energy Performance Rating C59. Certificate available on request.

BUSINESS RATES

Rateable Value £5,900. Rates Payable (2024/2025) of £2,909 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.

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.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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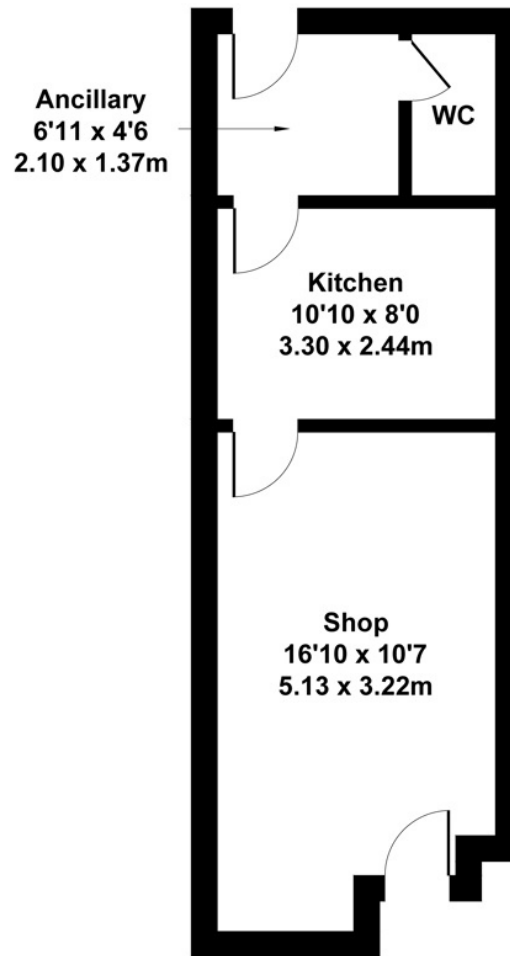
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

28 High Street, Sutton Coldfield, B72 1UP

Approximate Gross Internal Area

301 sq ft - 28.48 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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