

FOR SALE / TO LET

24 Birmingham Road,
Royal Sutton Coldfield. B72 1QG

Rare Town Centre Freehold with uppers.



Location

The premises are located on the busy A5127 Birmingham Road, which is the main arterial route into Sutton Coldfield town centre approximately 6 miles north of Birmingham city centre.

Birmingham Road is the focal point for food and beverage operators in Sutton Coldfield with an abundance of popular venues including; Pizza By Goli, Rudy's, Quinto Lounge, Pizza Express, Nandos, Slug & Lettuce, Heavenly Desserts and Burger&Sauce.

Other nearby occupiers include; Tesco Express, Harvey Normal and Aldi.

Description

The property comprises a ground floor shop with dedicated rear yard and side vehicular/pedestrian access. The upper floor contains ancillary space that could be used as an office or converted to residential, subject to planning.

Address	Sq M	Sq Ft
Ground Floor	71.16	765
Upper Floors	46.64	502
Total	117.8	1,267

Proposal

Freehold: £375,000, exclusive

Leasehold: £30,000 pax

Tenure

The property is vacant and available by way of freehold sale the building, or by a new FRI Lease on terms to be agreed.

VAT

We understand VAT is applicable to this property.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

24 - D (99) - Expires July 2027.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Viewings

Strictly by appointment with the Sole Retained Agents.

FOR SALE / TO LET

24 Birmingham Road,
Royal Sutton Coldfield. B72 1QG

Rare Town Centre Freehold with uppers.



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

George Xydias
07956 014 510
george@creative-retail.co.uk

Scott Robertson
07831 856 733
scott@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail