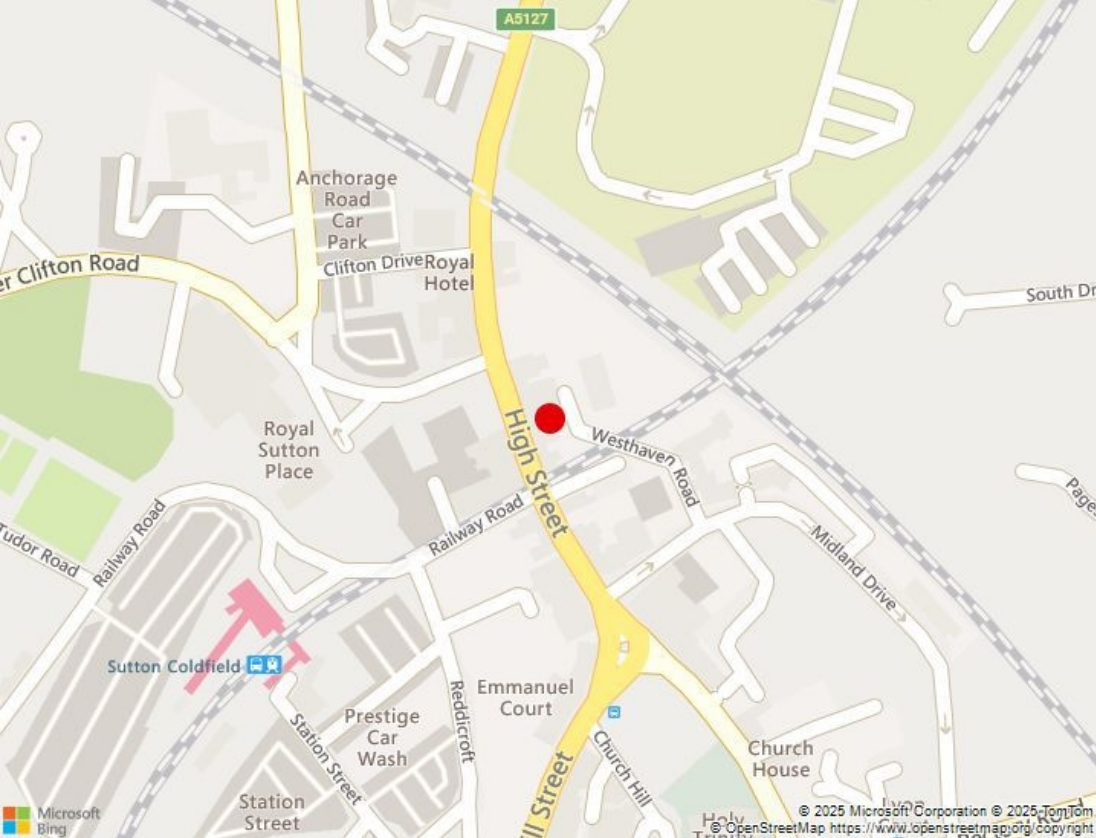


PROMINENT RETAIL UNIT / OFFICE TO LET

30a High Street, Sutton Coldfield, B72 1UP

508 SqFt (47.19 SqM) | £13,000 per annum exclusive





KEY FEATURES

- Situated on the busy Sutton Coldfield High Street within the main commercial area of the Town Centre
- Within 2 minutes walking distance from the railway station and shopping centre.
- Self-contained retail unit
- Suitable for a variety of uses
- 1 car parking space
- New Lease

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 railway station and Shopping Centre. The High Street also attracts a large number of students from BMet College and Bishop Vesey School.

DESCRIPTION

The shop/office premises comprise of a main retail sales area together with office/storage area which includes kitchenette to the rear. Small staircase to the rear provides access to the rear lobby, WC and access car park.

| Area | SqFt | SqM |
|-----------------------------|------------|--------------|
| Retail Sales Area | 266 | 24.71 |
| Ancillary store and kitchen | 242 | 22.48 |
| Total Floor Area | 508 | 47.19 |



30a High Street, Sutton Coldfield B72 1UP



TERMS

The premises are available by way of a new 5 year full repairing and insuring lease.

ASKING RENT

£13,000 per annum exclusive

SERVICE CHARGE

Service charge is payable towards the costs of maintaining the common areas and car parking.

EPC

Energy performance rating C - 59

BUSINESS RATES

Rateable Value £10,000. Businesses may benefit from up to 100% small business rates 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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted as exclusive of VAT which we are advised is not payable.

VIEWING

Strictly by prior appointment, please contact:



Garry Johnson
DDI: 0121 362 1535
Mob: 07510 080210
E: garry.johnson@burleybrowne.co.uk



David Hemming MRICS
DDI: 0121 362 1530
Mob: 07841 234160
E: david.hemming@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk

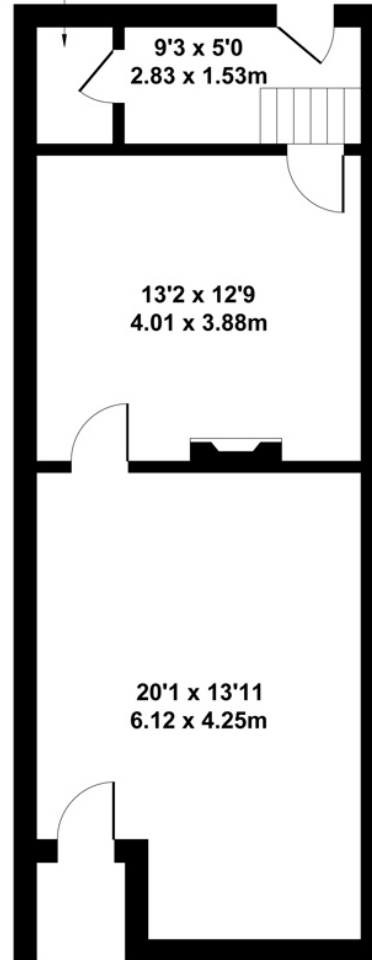


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be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

30a High Street

WC
5'0 x 3'3
1.53 x 1.00m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

0121 321 3441
www.burleybrowne.co.uk



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.