

RETAIL UNIT TO LET

8 Berkeley House, Walmley Road, Sutton Coldfield, West Midlands, B76 1NR

437 SqFt (40.6 SqM) | £11,500 per annum exclusive





KEY FEATURES

- Prominently located in the centre of Walmley Village
- Walmley is a popular and vibrant suburb of Sutton Coldfield
- Self-contained retail unit
- Electric roller shutter
- One parking space
- New Lease

LOCATION

The property is prominently located in a parade of shops immediately at the junction of Walmley Road and Wylde Green Road in the centre of Walmley Village. Walmley comprises a wide cross section of retailers including Coop Convenience store, William Hill, JB Carpets and The Fox Public House together with a mix of local retailers.

Walmley is a popular and vibrant suburb on the outskirts of Sutton Coldfield.

DESCRIPTION

The premises comprise a self-contained retail unit, currently operating as a coffee shop albeit alternative retail uses will be considered (not hot food takeaway). The premises also benefit from a glazed shop front with internal electric roller shutter, suspended ceiling with some LED lighting together with kitchenette, WC and access to the rear for loading and unloading together with 1 parking space. The current tenants fixtures and fittings are not included.

Area	SqFt	SqM
Retail Sales Area	400	37.16
Ancillary	37	3.44
Total Floor Area	437	40.6



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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, plus Service Charge.

ASKING RENT

£11,500 per annum exclusive

SERVICE CHARGE

Retail tenants contribute 5% of the total service charge budget for the building towards the costs of management, external and common areas maintenance plus buildings insurance. The service charge contribution to year end 5th April 2026 - £2,143.

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £8,800 obtained from the Valuation Office Rating List

However, businesses may benefit from 100% small business rates relief in 2025/26 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 although we understand VAT is not currently payable.

VIEWING

Strictly by prior appointment, please contact:



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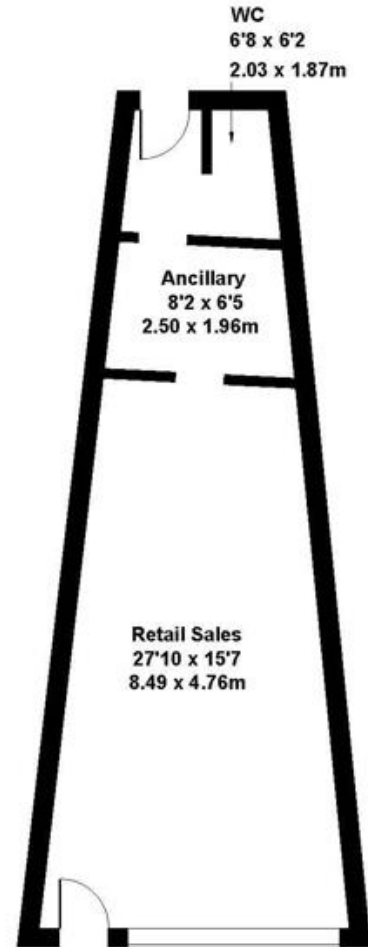
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

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