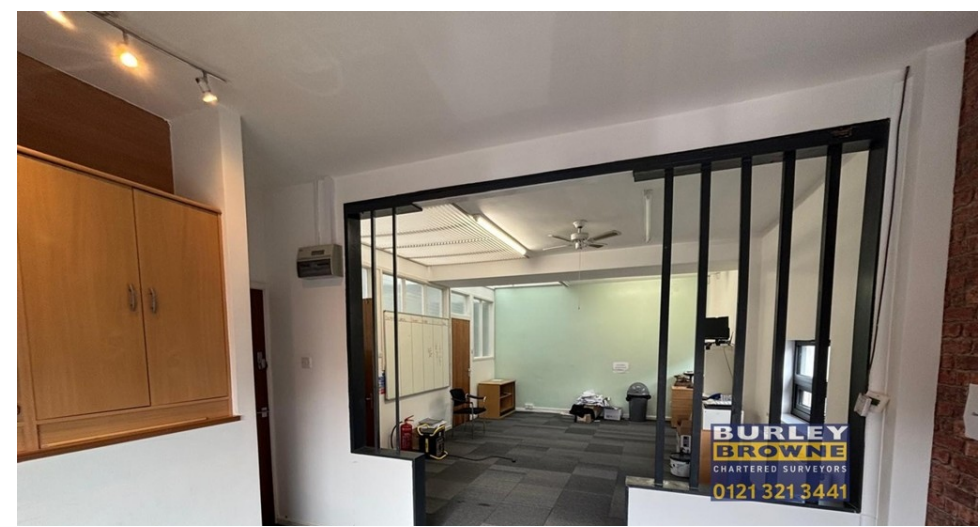
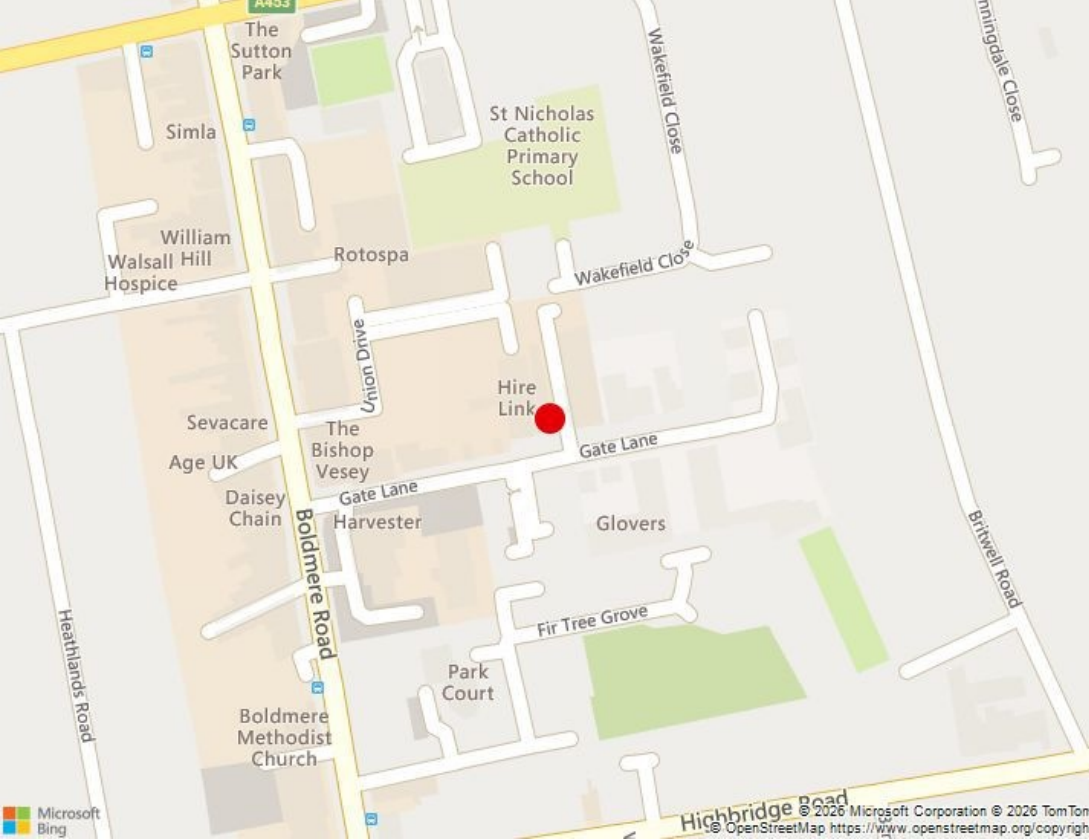


SELF CONTAINED OFFICE TO LET

21 Gate Lane, Sutton Coldfield, West Midlands, B73 5TR

1,697 SqFt (157.65 SqM) | £22,900 per annum exclusive





KEY FEATURES

- Variety of uses
- Prominent frontage
- Located just off Boldmere Road
- Self contained
- Forecourt parking for 3/4 vehicles

LOCATION

The property is situated on Gate Lane close to the junction off Boldmere Road (B4531), a popular parade with a wide range of retailers including Sainsbury's Local, Boots and Costa Coffee. Sutton Coldfield Town Centre and Railway Station is approximately 1½ miles away providing direct access to Lichfield and Birmingham New Street along with a regular bus route which also runs throughout Birmingham, Sutton Coldfield and the surrounding areas.

DESCRIPTION

A self contained predominantly two storey building comprising a ground floor showroom which is separated into 2 different areas with an entrance hall, two smaller offices and a large kitchen with WC and a staircase leading to three partitioned offices, a staff room and two WCs on the first floor. The specification includes gas central heating radiators, large double glazed frontage, forecourt parking, LED lighting and carpeting.

Area	SqFt	SqM
Ground Floor	1,112	103.3
First Floor	585	54.35
Total Floor Area	1,697	157.65



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TERMS

The property is available by way of a new 5 year lease or multiples thereof on an a full repairing and insuring lease.

ASKING RENT

£22,900 per annum exclusive

EPC

Energy Performance Certificate available upon request.

BUSINESS RATES

Rateable Value £15,750 obtained from the Valuation Office Rating List.

Please note that the Rateable Value will rise to £18,250 from 1 April 2026.

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 incurred in the transaction.

VAT

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

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

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Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk



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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.