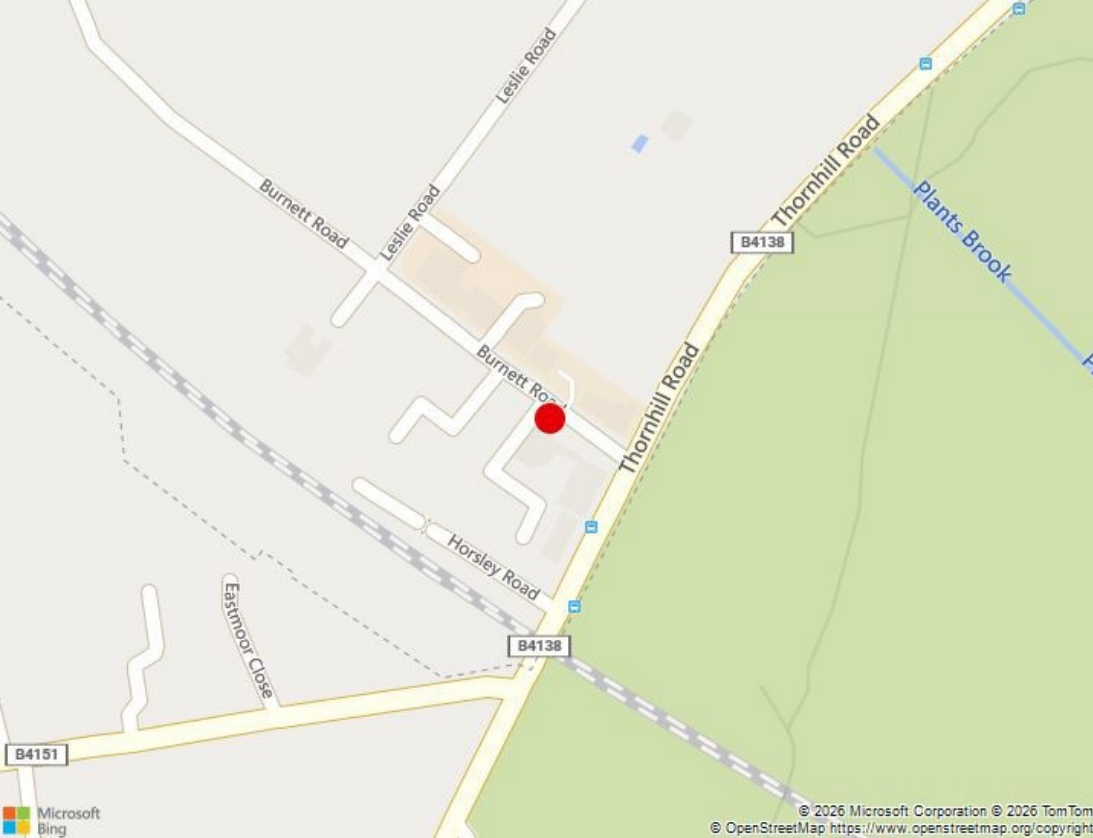


# RETAIL UNIT TO LET

3 Ryknild House, Burnett Road, Sutton Coldfield, Staffordshire, B74 3EL

623 SqFt (57.88 SqM) | £19,500 per annum exclusive





## KEY FEATURES

- Located in the heart of Streetly Village
- Prominent location close to the junction off Burnett Road and Thornhill Road
- Immediately opposite Co-op Convenience Store
- Self-contained retail unit
- Forecourt and street parking available
- New lease

## LOCATION

The premises are situated on Burnett Road, a local and popular retail parade just off Thornhill Road and known locally as Streetly Village, an affluence suburb just over 3 miles to the north west of Sutton Coldfield Town Centre.

Streetly Village includes a variety of occupiers including Co-Op Convenience Store, Francesco Hair Salon, Kessler Kitchens, XO Cafe Lounge and Delhi 6 Indian Restaurant.

## DESCRIPTION

A self-contained ground floor retail unit situated within a small parade of 3 shops comprising open plan sales area together with separate W.C to the rear.

Forecourt and street parking is available immediately in front of the premises. An allocated car parking space is available if required, further details on request.



Area	SqFt	SqM
Ground floor sales	623	57.88
<b>Total Floor Area</b>	<b>623</b>	<b>57.88</b>

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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

£19,500 per annum exclusive

## SERVICE CHARGE

A service charge is payable for external maintenance of the building and common areas together with water and electricity to the separate WC plus building insurance, management and refuse collection in the region of £720 per quarter.

## EPC

Energy Performance Certificate available upon request

## BUSINESS RATES

Rateable Value £15,500 from April 2026 obtained from the Valuation Office Rating List

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) 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 we understand will not be applicable.

## VIEWING

Strictly by prior appointment, please contact:



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E: [garry.johnson@burleybrowne.co.uk](mailto:garry.johnson@burleybrowne.co.uk)



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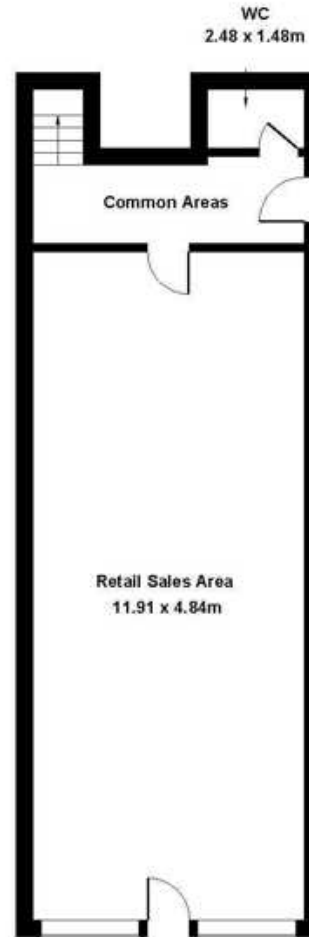
0121 321 3441  
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

## Shop 3 Ryknild House, Burnett Rd, Streetly



Not to Scale. Produced by The Plan Portal 2024  
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