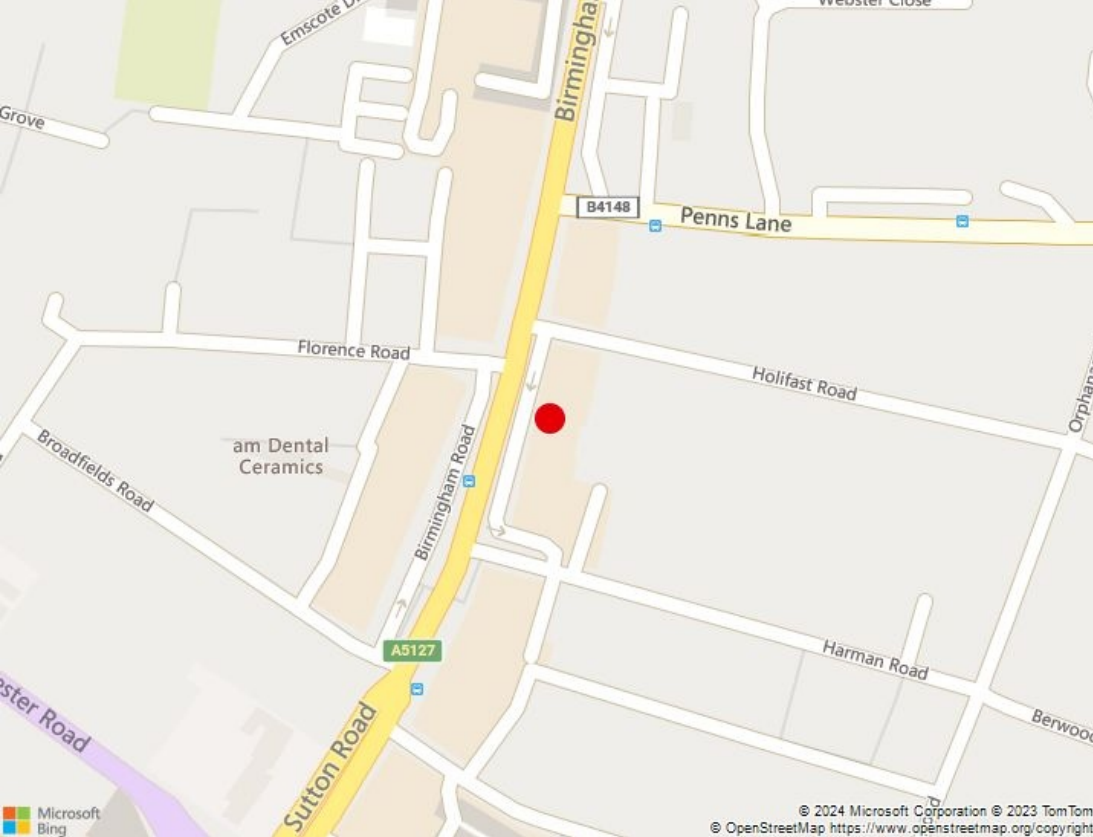


CHARACTER FIRST & SECOND FLOOR OFFICES TO LET

437 Birmingham Road, Sutton Coldfield, B72 1AX

1,875 SqFt (174.19 SqM) | £15,000 per annum exclusive





KEY FEATURES

- Self contained
- Prominent frontage to Birmingham Road
- Close proximity to main retail and leisure facilities
- Popular and vibrant parade

LOCATION

The property is prominently situated on Birmingham Road in Wylde Green. The property sits within easy reach of Birmingham, Sutton Coldfield and the Midlands Motorway Network with useful transport links nearby, notably Chester Road railway station which lies less than 0.5 miles away and is within a 10-minute walk, alongside the main road bus routes on Sutton Road, Chester Road and Boldmere Road. The property is situated near many amenities which include **Pepe's Peri Peri**, **The Co-Operative** and **Wylde Green Pharmacy** as well as offering various other retail and leisure outlets.

DESCRIPTION

The property comprises of first and second floor offices with original character features, that are accessible via a welcoming ground floor entrance lobby. The first floor boasts four spacious offices along with comms room, store room and WC. The second floor consists of two main offices, a fully equipped kitchen and two additional store rooms. Further to this the property benefits from carpet flooring, gas fired central heating and chandelier lighting.



Area	SqFt	SqM
First Floor	969	90.02
Second Floor	906	84.17
Total Floor Area	1,875	174.19

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TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

ASKING RENT

£15,000 per annum exclusive.

EPC

Energy Performance Certificate to be reassessed.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

BUSINESS RATES

Rateable Value £11,250, Rates Payable £5,613.75.

However, some businesses may benefit from up to 100% business rate 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.

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 not be payable.

VIEWING

Strictly by prior appointment, please contact:



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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.