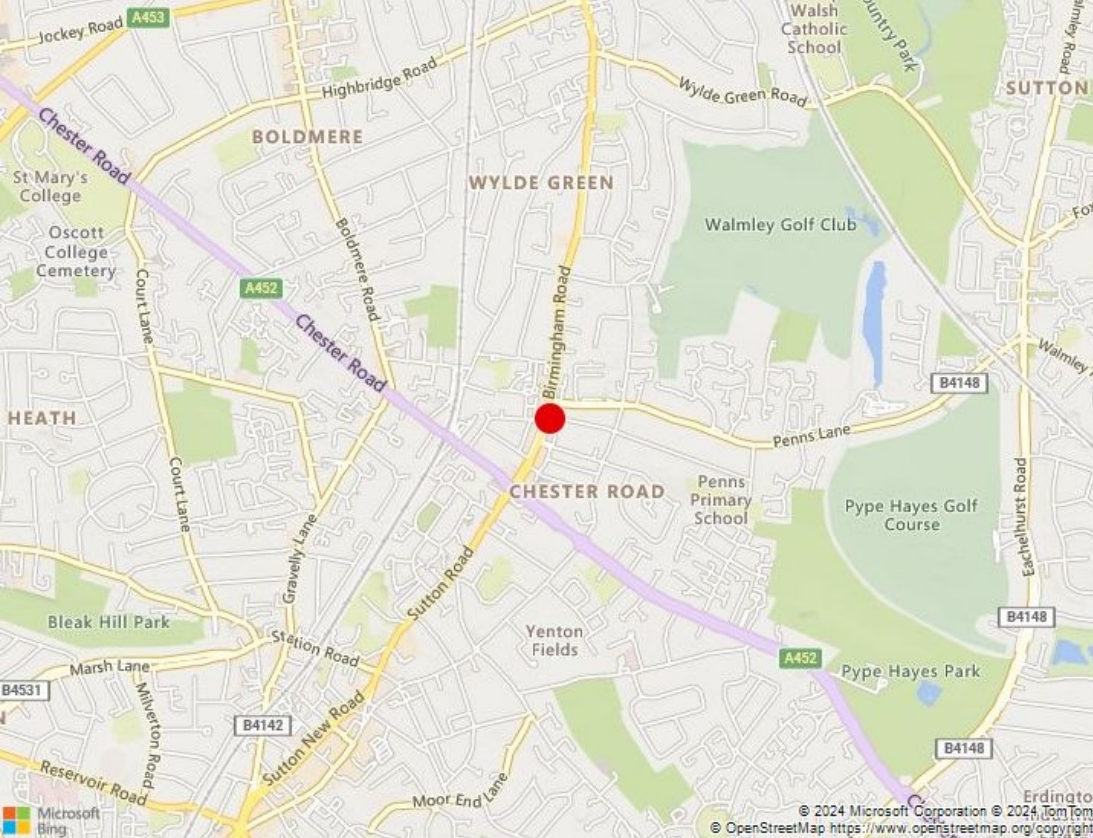


RETAIL UNIT TO LET

421 Birmingham Road, Sutton Coldfield, West Midlands, B72 1AX

656 SqFt (60.94 SqM) | £16,750 per annum exclusive





KEY FEATURES

- Prominent and busy location
- Situated in Wylde Green on a busy parade
- Close to national retailers including Sainsburys Local, Costa Coffee, Loungers
- Self contained unit
- Service Road customer parking
- Former Cafe but suitable for other retail uses

LOCATION

The property is well situated within the busy local shopping centre of Wylde Green fronting the A5127 (Birmingham Road). Wylde Green comprises a combination of local and national retailers to include Sainsbury Local, Costa Coffee, Loungers and Co-op Supermarket. Sutton Coldfield town centre is located approximately 1 mile north and Birmingham City Centre is 6 miles to the south west.

DESCRIPTION

The premises, formerly Coffee Cup Café provides a ground floor sales area which currently incorporates a counter area to include kitchen extraction together with rear partitioned preparation area, storage and W.C.

Area	SqFt	SqM
Total Ground Floor Area	656	60.94
Total Floor Area	656	60.94



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TERMS

The premises are to be offered by way of a new internal repairing and insuring lease for a term of five years or multiples thereof, with the tenant responsible for the interior, plus shop front, windows and doors.

ASKING RENT

£16,750 per annum exclusive

SERVICE CHARGE

An ad-hoc service charge will be payable by the tenant towards the cost of any external repairs and maintenance undertaken by the landlord.

EPC

EPC Rating B-37

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Rateable Value £11,250

Qualifying businesses may benefit from 100% business rate relief in 2024/2025 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 which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



Emma Hughes MRICS

DDI: 0121 362 1535

Mob: 07510 080210

E: emma.hughes@burleybrowne.co.uk

421 Birmingham Road, Sutton Coldfield, West Midlands B72 1AX



0121 321 3441
www.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.