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98 LICHFIELD STREET  
TAMWORTH  
STAFFORDSHIRE B79 7QF



**PETER J. HICKS**  
— & Co. —  
**CHARTERED SURVEYORS**

**ATTRACTIVE REFURBISHED  
RETAIL SHOP**

**TO LET**

AT

**7A HIGH STREET  
SUTTON COLDFIELD  
WEST MIDLANDS  
B72 1XH**



- RETAIL SALES AREA: 58.19 SQ.M. (626 SQ.FT.)
- A1 AND A2 USE
- ATTRACTIVE DOUBLE FRONTED DISPLAY
- BUSY CATCHMENT OF OFFICES AND SUTTON COLLEGE

**Tel: 01827 60519**



PETER J. HICKS & CO CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Messrs. Peter J. Hicks & Co for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:  
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or a contract.  
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.  
(iii) no person in the employment of Messrs. Peter J. Hicks & Co or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.  
(iv) all rentals and prices are quoted exclusive of VAT.

# **7A HIGH STREET, SUTTON COLDFIELD, WEST MIDLANDS**

## **LOCATION**

Sutton Coldfield's High Street is a busy vehicular thoroughfare lying at the northern end of the town and is a popular secondary trading position particularly favoured by speciality retailers and professional and financial service businesses.

## **DESCRIPTION**

7A High Street is one of four shops which occupy the ground floor of a substantial period Grade II Listed Building known as Vesey House which has undergone comprehensive and substantial recent refurbishment.

The premises comprise a ground floor lock-up shop with attractive double fronted display and having a suspended ceiling with track spots and fluorescent lighting and electric radiator heating. Strip flooring is fitted to the front showroom area with carpeting to the remainder.

A security grill is fitted to the rear exit door and display boarding is fitted to 3 walls.

## **Accommodation**

Retail Shop:

Frontage: 6.1 m. (20')  
Internal width: 5.26 m. (17'3")  
Built depth: 14.93 m. (49')

Total sales area: 58.19 sq.m. (626 sq.ft.)

Toilet off the sales area with low level w.c. and wash hand basin.

## **GENERAL INFORMATION**

**TENURE:** The premises are available to let by way of a new lease on a term of years to be negotiated.

**RENTAL:** £15,000 per annum exclusive.

**RATING** From the Valuation website:-

### **ASSESSMENT:**

Rateable Value: £8,900  
Rates Payable: Approx. £2,065.00 \*/\*\*

\* For the period 1st April 2015 to 31st March 2016.

\*\* If qualifying for Small Business Rate Relief.

**SERVICES:** Mains water, electricity and drainage are connected to the premises.

## 7A HIGH STREET, SUTTON COLDFIELD, WEST MIDLANDS

<b><u>FIXTURES &amp; FITTINGS:</u></b>	All those items not mentioned in these particulars are excluded from the transaction.
<b><u>TOWN PLANNING:</u></b>	The premises have planning permission for class A1 and Class A2 use. The Landlord will <b>not</b> permit A3 use.
<b><u>E.P.C.:</u></b>	Energy Performance Certificate rated G-260  <a href="https://www.ndepcregister.com/">https://www.ndepcregister.com/</a>
<b><u>V.A.T.</u></b>	V.A.T. is not currently levied on the rent.
<b><u>COSTS:</u></b>	Each party will be responsible for their own legal costs.
<b><u>VIEWING</u></b>	Strictly via prior appointment with the sole agents:

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Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.

# Energy Performance Certificate

Non-Domestic Building



Midas Recruitment  
7a High Street  
SUTTON COLDFIELD  
B72 1XH

**Certificate Reference Number:**  
9290-9024-0328-5960-5040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **260**

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	66
Building complexity (NOS level):	3

## Benchmarks

Buildings similar to this one could have ratings as follows:

**51**

If newly built

**77**

If typical of the existing stock



## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

**Assessment Software:** iSBEM v3.2.b using calculation engine SBEM v3.2.b

**Property Reference:** 942245650000

**Assessor Name:** Mr Glenn Shewan

**Assessor Number:** NHER003574

**Accreditation Scheme:** National Energy Services

**Employer/Trading Name:** Ashby Energy Assessors

**Employer/Trading Address:** 22, Babelake Street, Ashby, LE65 1WD

**Issue Date:** 28 Nov 2008

**Valid Until:** 27 Nov 2018 (unless superseded by a later certificate)

**Related Party Disclosure:**

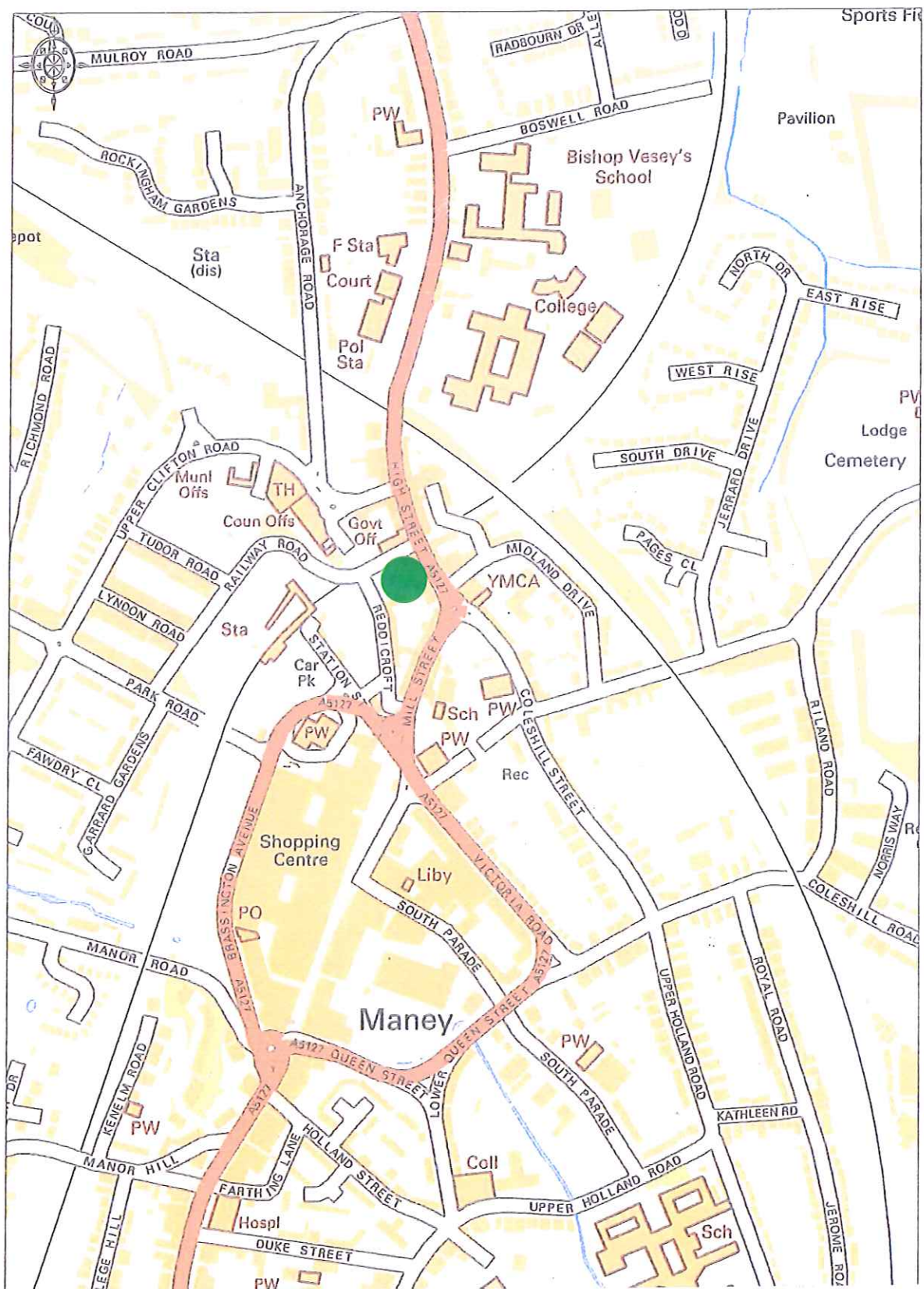
**Recommendations for improving the property are contained in Report Reference Number:** 0954-4069-0282-0590-9421

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on 0800 085 2005



# **LOCATION PLAN**

**7A HIGH STREET  
SUTTON COLDFIELD**

**NOT TO SCALE**



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