

BURLEY BROWNE

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RETAIL UNIT TO LET

35 BIRMINGHAM ROAD
SUTTON COLDFIELD
BIRMINGHAM
B72 1QE



GROUND FLOOR SALES AREA 70.6 m²/760 sq ft or thereabouts

Neighbouring occupiers include RBS Bank, Indigo Sun, Morrisons, Comfort Beds and Tesco Express

0121 321 3441

LOCATION

The premises are prominently situated to the south of Sutton Coldfield Parade and Gracechurch Shopping Centre with neighbouring retailers to include RBS Bank, Morrisons, Indigo Sun, Pizza By Goli and Tesco Express.

DESCRIPTION

The premises comprise a ground floor retail unit including separate WCs.

The accommodation comprises the following approximate floor areas and dimensions:

Gross frontage 5.12m / 16'10"

Shop width 4.86 m / 15'11"

Shop depth 14.58m / 47'10"

Ground floor area 70.6 m²/ 760 sq ft

LEASE

The premises are available by way of a new lease on effectively full repairing and insuring terms, for a term of years to be agreed subject to 5 yearly rent reviews.

RENT

£18,000 per annum exclusive.

BUSINESS RATES

Rateable Value £14,500 obtained from the Valuation office Rating List.

Rates payable 2015/16 £6,960 prior to any transitional arrangements.

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the granting of the new lease.

ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

VAT

All figures quoted are exclusive of VAT, which may be payable.

VIEWING

Strictly by appointment with the letting agents:

Burley Browne on 0121 321 3441



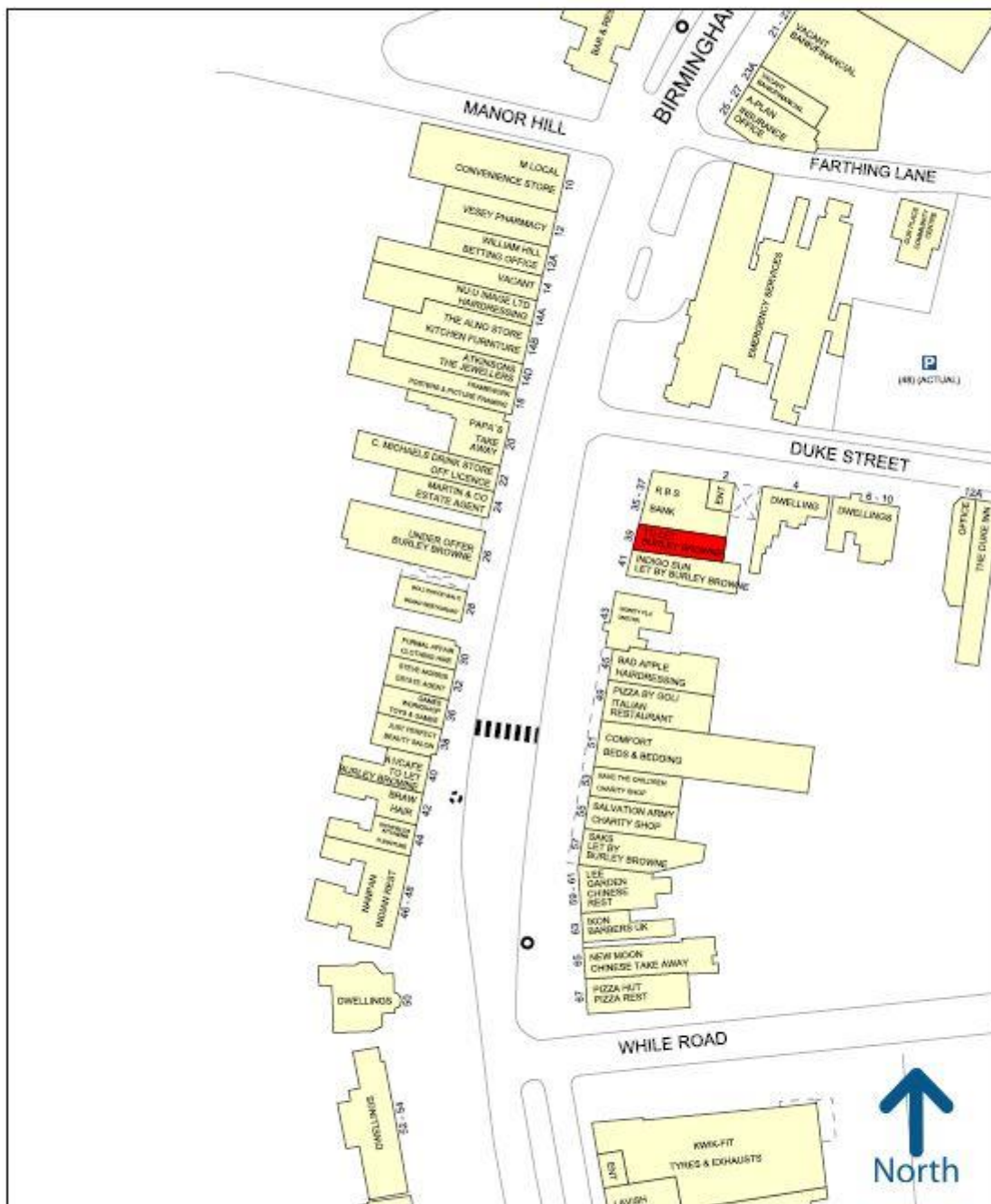
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



50 metres

Experian Goad Plan Created: 26/11/2014
Created By: Burley Browne

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Mapping
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CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

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All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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