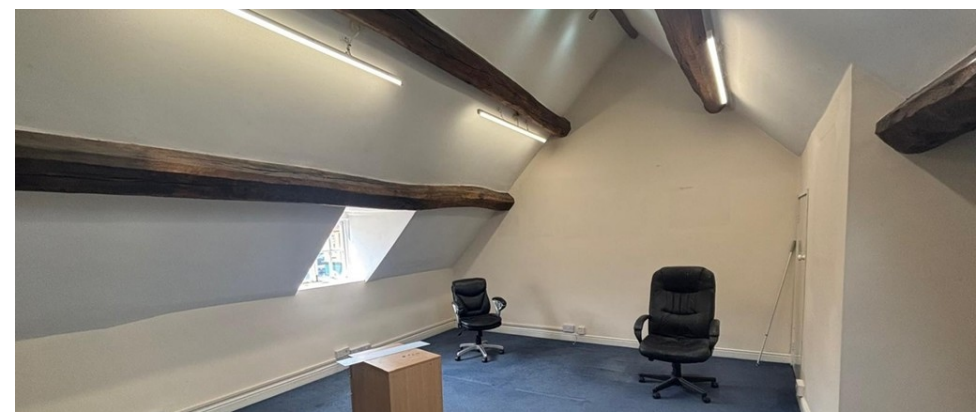
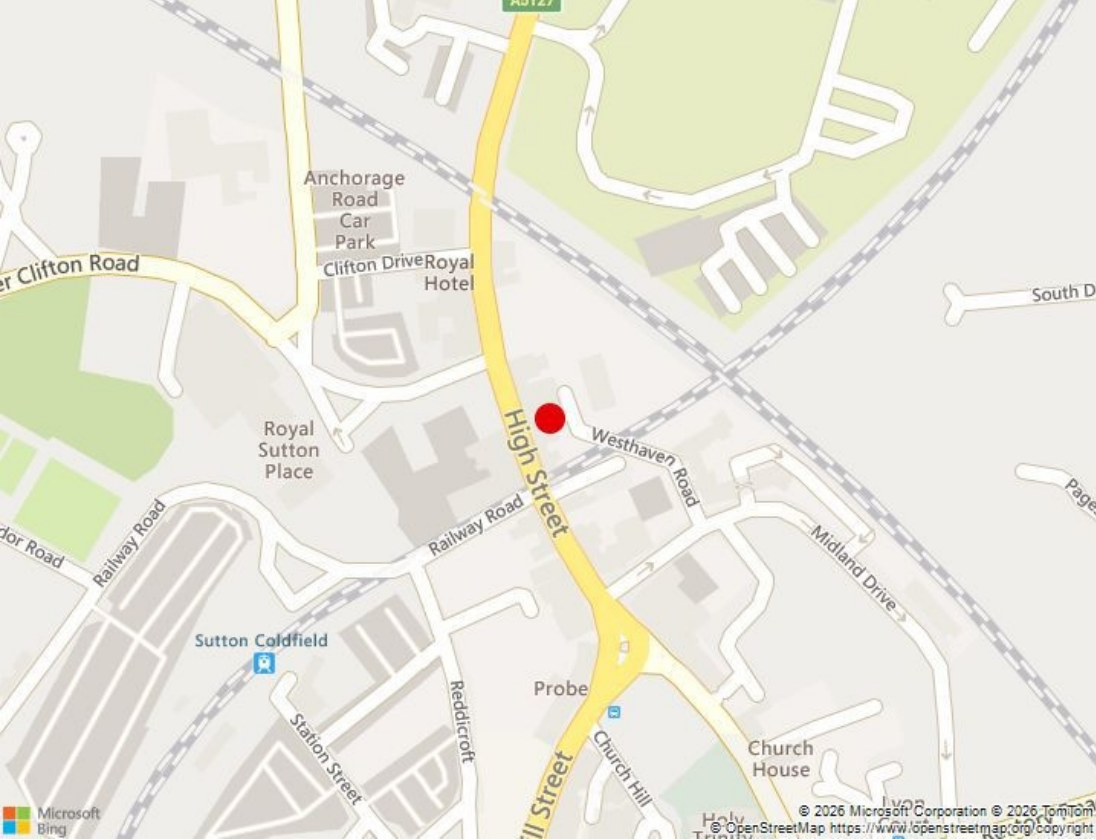


FREEHOLD RETAIL UNIT (LET) / TOGETHER WITH FIRST & SECOND FLOOR VACANT OFFICES - FOR SALE

38A High Street, Sutton Coldfield, West Midlands, B72 1UP

1,265 SqFt (117.52 SqM) | £350,000 Offers Around





KEY FEATURES

- Prominent location in the heart of the town centre
- Shop let - current income - £12,600 pa
- Additional income from 8 office suites once occupied
- Opportunity to suit investors or owner-occupiers

LOCATION

The premises are prominently situated on Sutton Coldfield High Street within the main commercial area of the town centre only a short walking distance from the railway station and shopping centre. Sutton Coldfield is excellently placed for access to the Midland Motorway network including M5, M6, M6 Toll and M42.

Area	SqFt	SqM
Ground Floor Shop - LET	220	20.44
First Floor Office 2	102	9.48
First Floor Office 3	102	9.48
First Floor Office 4	187	17.37
First Floor Office 5	108	10.03
First Floor Office 6	136	12.63
Second Floor Office 7	109	10.13
Second Floor Office 8	70	6.5
]Second Floor Office 9	231	21.46-->
Total Floor Area	1,265	117.52



38A High Street, Sutton Coldfield, West Midlands B72 1UP



TERMS

Freehold for sale subject to the following tenancies:

Ground floor shop - Nam Tran (Sutton Nails) £12,600 per annum (five year lease from 11 April 2008 - now holding over).

The 8 single room offices are vacant and potentially available to let or for occupation by the purchaser. Estimated additional income of around £21,000 pa (based on current rents received).

DESCRIPTION

The premises comprise a mid terraced three storey Grade II listed property providing ground floor retail with first and second floor cellular offices above accessed from the side. The property has been recently refurbished in part to include a new kitchen, carpeting and LED lighting.

ASKING PRICE

£350,000 Offers Around

BUSINESS RATES

Full details of all of the rateable values connected with this property are available via the data room

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.

EPC

Energy Performance Certificate available upon request.

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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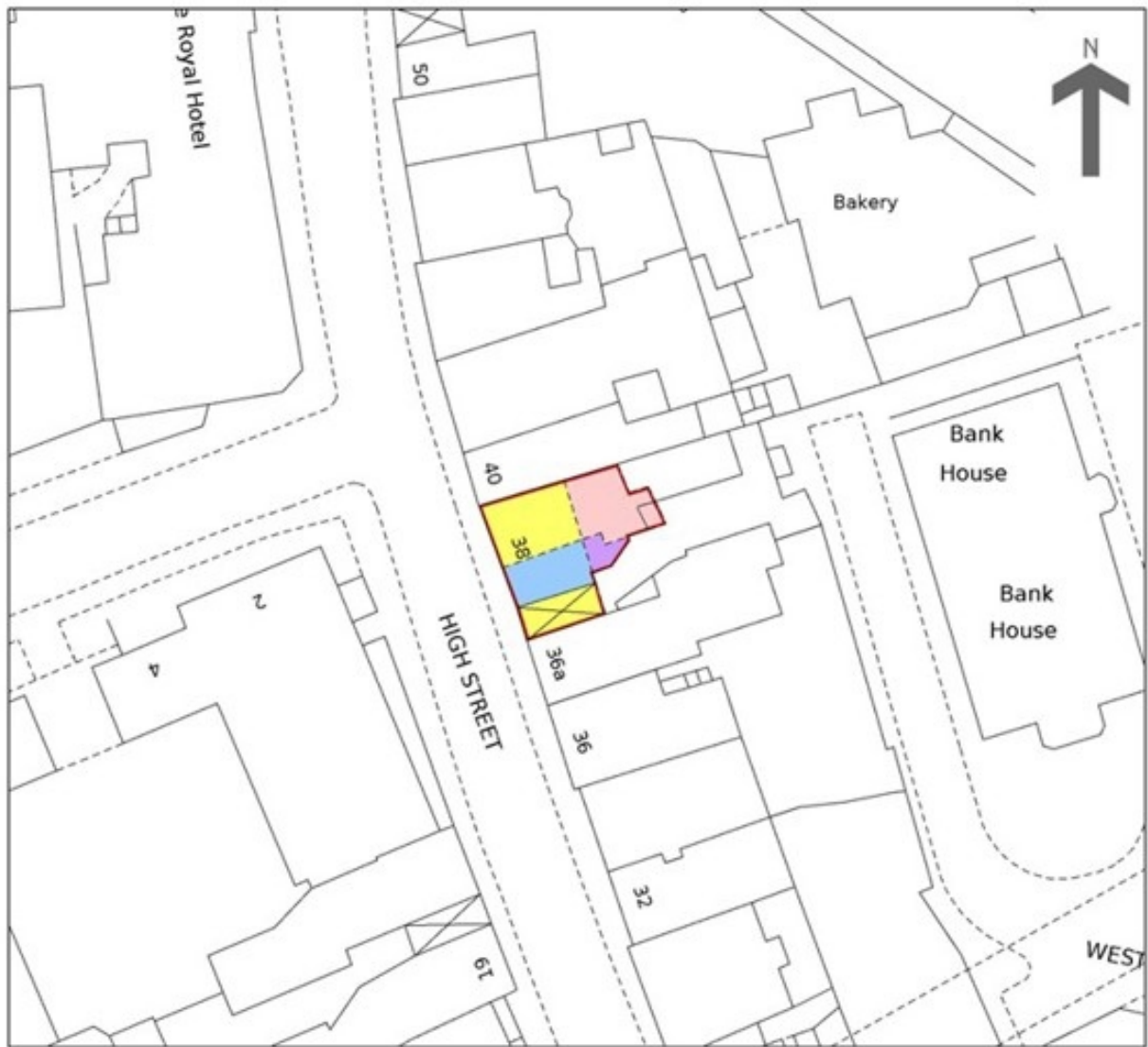


0121 321 3441
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Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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



Key:

- Yellow:** only 1st and 2nd floor included in title
- Blue:** only ground and 1st / 2nd floor included in title.
- Mauve:** only ground and 1st floor included in title.
- Pink:** only 1st floor included in title

NB – please refer to Register on the data room for clarification.



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