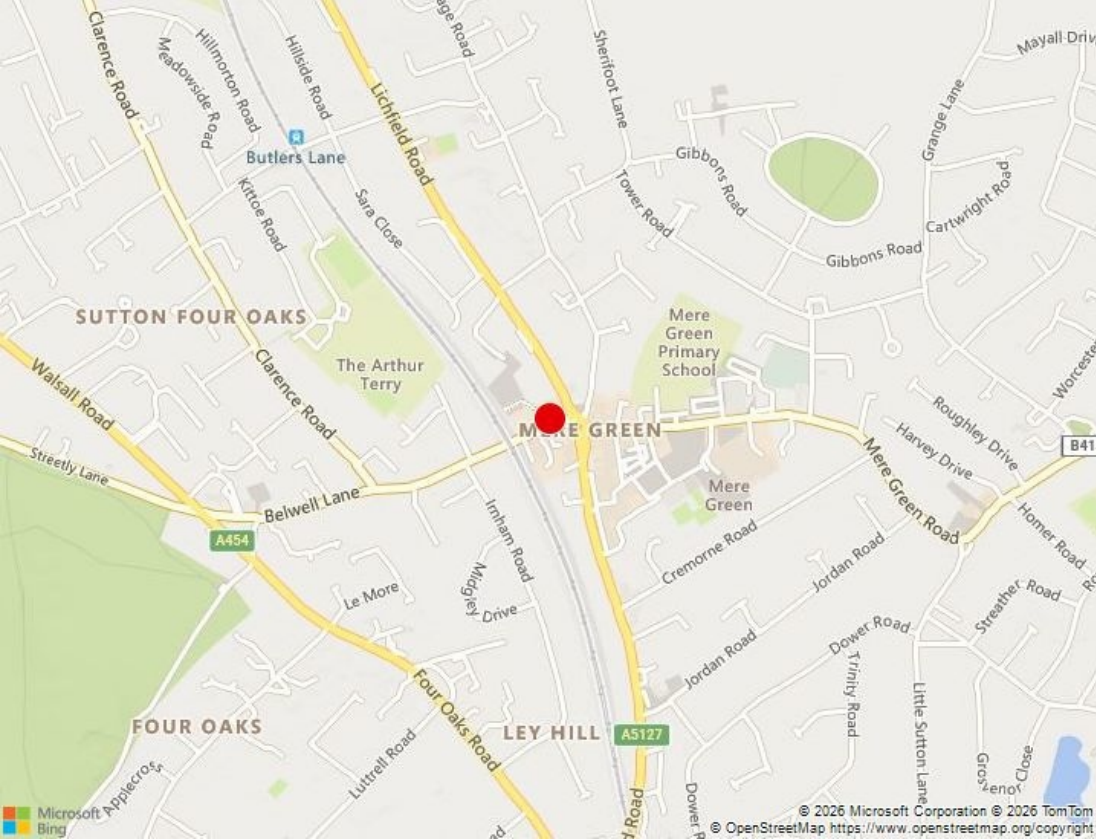


RETAIL UNIT TO LET

2 Belwell Lane, Sutton Coldfield, West Midlands, B74 4AB

1,259 SqFt (116.96 SqM) | £42,500 per annum exclusive





KEY FEATURES

- Located in the heart of Mere Green
- Nearby retailers include Aldi, M&S, Caffe Nero, Loungers and Majestic Wine
- Prominent main road location
- Double fronted unit
- Available late August / September 2026
- New Lease

LOCATION

The retail unit is situated on Belwell Lane immediately adjacent to Aldi and close to Mere Green island, being the junction of Lichfield Road (A5127) and Belwell Lane/Mere Green Road (B4151). Occupiers within Mere Green include M&S Food Hall, Caffe Nero, Lidl, Loungers, Boots Opticians and Costa Coffee.

DESCRIPTION

A self contained ground floor retail unit situated on Belwell Lane immediately adjacent to Aldi and close to Mere Green island, being the junction of Lichfield Road (A5127) and Belwell Lane/Mere Green Road (B4151).

Occupiers within Mere Green include M&S Food Hall, Caffe Nero, Lidl, Loungers, Boots Opticians and Costa Coffee.

Available late August / September 2026

Area	SqFt	SqM
Ground Floor Area	1,259	116.96
Total Floor Area	1,259	116.96



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TERMS

The property is available by way of a new 5 year lease or multiples thereof on an effectively full repairing and insuring lease.

ASKING RENT

£42,500 per annum exclusive

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £36,500

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:



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