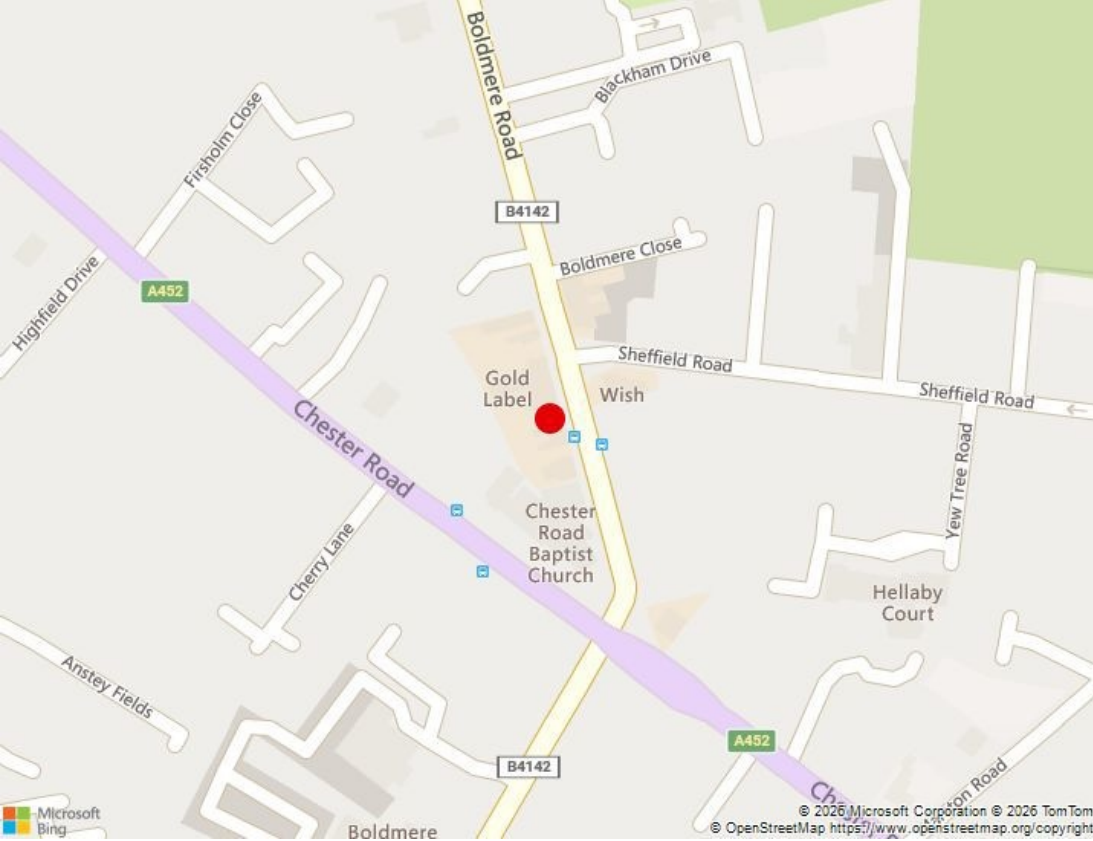


PROMINENT RETAIL UNIT TO LET

376 Boldmere Road, Boldmere, Sutton Coldfield, West Midlands, B73 5EZ

845 SqFt (78.5 SqM) | £13,500 per annum exclusive





KEY FEATURES

- Situated on prominent retail parade
- On street parking
- Close proximity to the busy Boldmere High Street and Chester Road
- Opposite The Boldmere Tap Public House
- New Lease

LOCATION

The property is located on the busy Boldmere Road (B4531) within close proximity to its junction with Chester Road (A452). The property is situated opposite the Boldmere Tap Public House and neighbouring retailers include a barbers, beauty salon, hairdresser, convenience store and a cafe, amongst others.

DESCRIPTION

The property which was previously occupied as a female hair salon, provides a self-contained inner terraced two storey retail unit comprising ground floor sales area leading through to additional sales and a treatment room towards the rear. The property benefits from a glazed shop front and large rear garden. The first floor ancillary consists of three partitioned treatment rooms and a WC.

Area	SqFt	SqM
Retail Sales Area	430	39.95
First Floor Consultation/ Ancillary	415	38.55
Total Floor Area	845	78.5



BURLEY BROWNE
CHARTERED SURVEYORS
0121 321 3441

376 Boldmere Road, Boldmere, Sutton Coldfield, West Midlands B73 5EZ



TERMS

The property is available by way of a new lease for a term of 5 years or multiples thereof.

ASKING RENT

£13,500 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the cost of internal maintenance of common areas.

Further details on application.

EPC

EPC Rating Band D - 92

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

BUSINESS RATES

Rateable Value £4,700.

Businesses may benefit from 100% small business rates relief 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. 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.

VAT

All figures quoted are exclusive of VAT. It is understood that VAT will be applicable in this instance.

VIEWING

Strictly by prior appointment, please contact:



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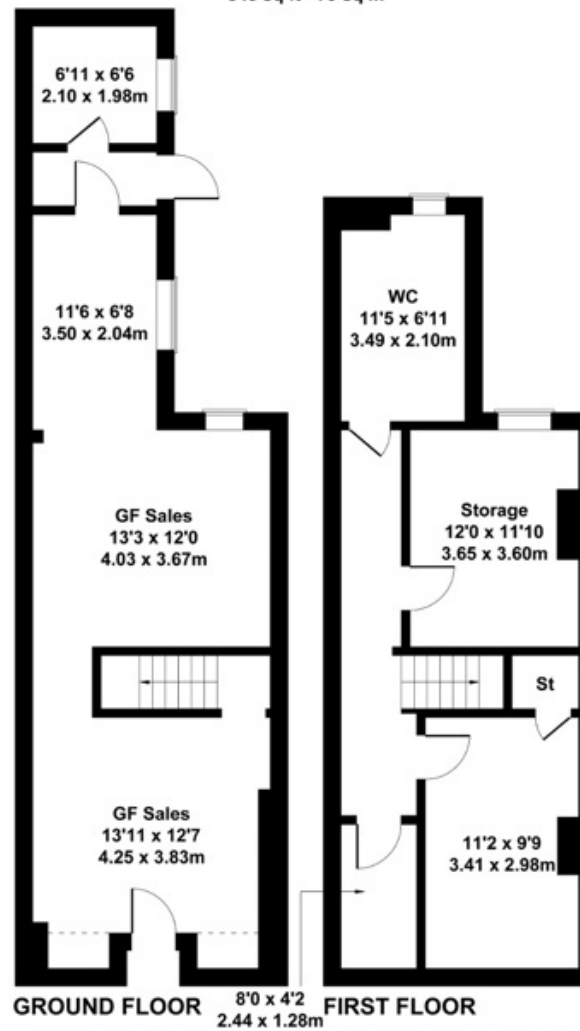


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be 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.

B73 5EZ

Approximate Gross Internal Area
845 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.