



RETAIL UNIT TO LET

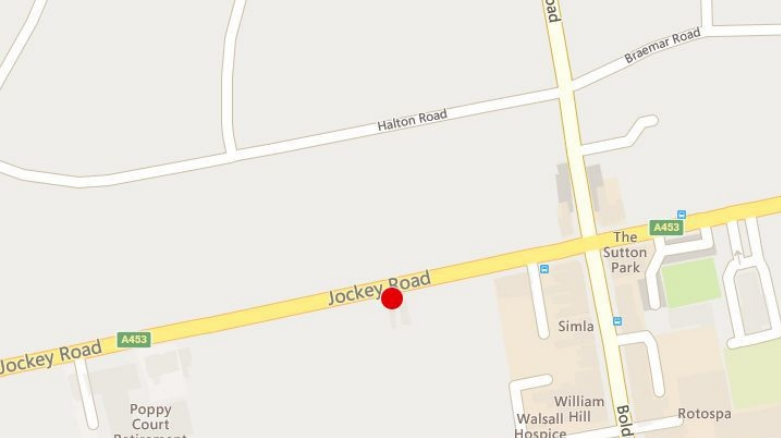
275 Jockey Road, Sutton Coldfield, West Midlands, B73 5XE



204 SqFt (18.95 SqM) | £8,500 per annum exclusive

Key Features

- Self-contained retail unit.
- Forecourt parking
- Excellent starter unit
- Close to Boldmere Centre



LOCATION

The property is prominently located on Jockey Road (A453), close to its junction with Boldmere Road.

Local facilities are within close proximity and walking distance along Boldmere Road, where a strong mix of local, independent, regional and national operators are present, including Costa Coffee, Sainsbury's Local, Tesco Express and Wetherspoons.

Sutton Coldfield town centre is a little over 1 mile away with New Oscott centre a little under a mile to the west with occupiers including Marks and Spencer Food Hall, Tesco Metro amongst others.

DESCRIPTION

The premises comprise a ground floor self-contained retail unit previously used as a tattoo studio providing sale area with WC off. The premises benefit from forecourt parking for 1-2 cars.

Area	SqFt	SqM
Ground Floor Sales	194	18.02
Store	10	0.93
Total Floor Area	204	18.95

TERMS

The premises are available by way of the five year lease on an internal repair and insuring basis plus a small service charge to cover a contribution towards external repairs and maintenance.

ASKING RENT

£8,500 per annum exclusive

BUSINESS RATES

Rateable Value £4,100

Rates Payable £1566.20

However, businesses may benefit from 100% small business rate relief on this property. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

Energy Performance Rating D-89. Certificate available on request.

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:

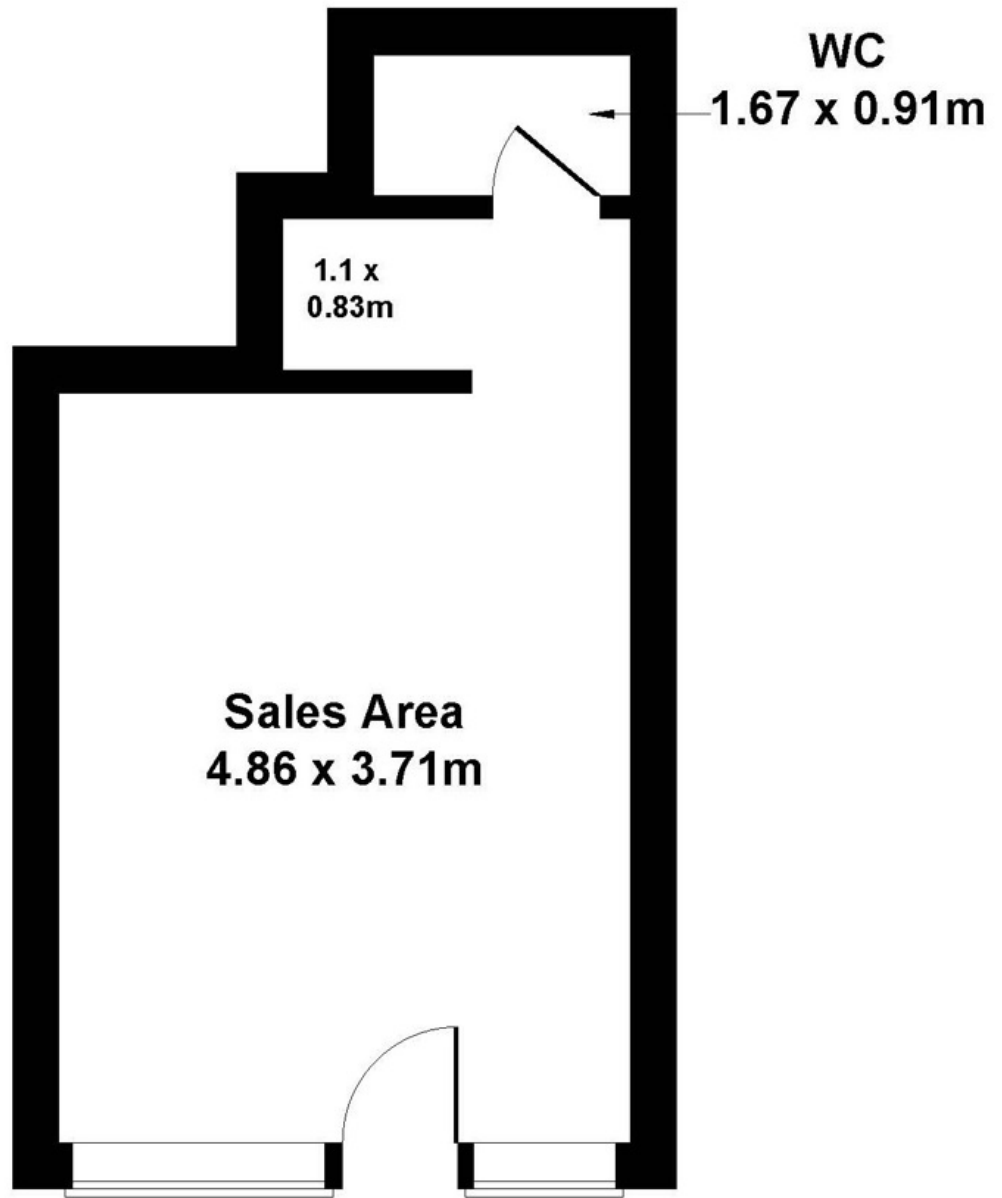


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