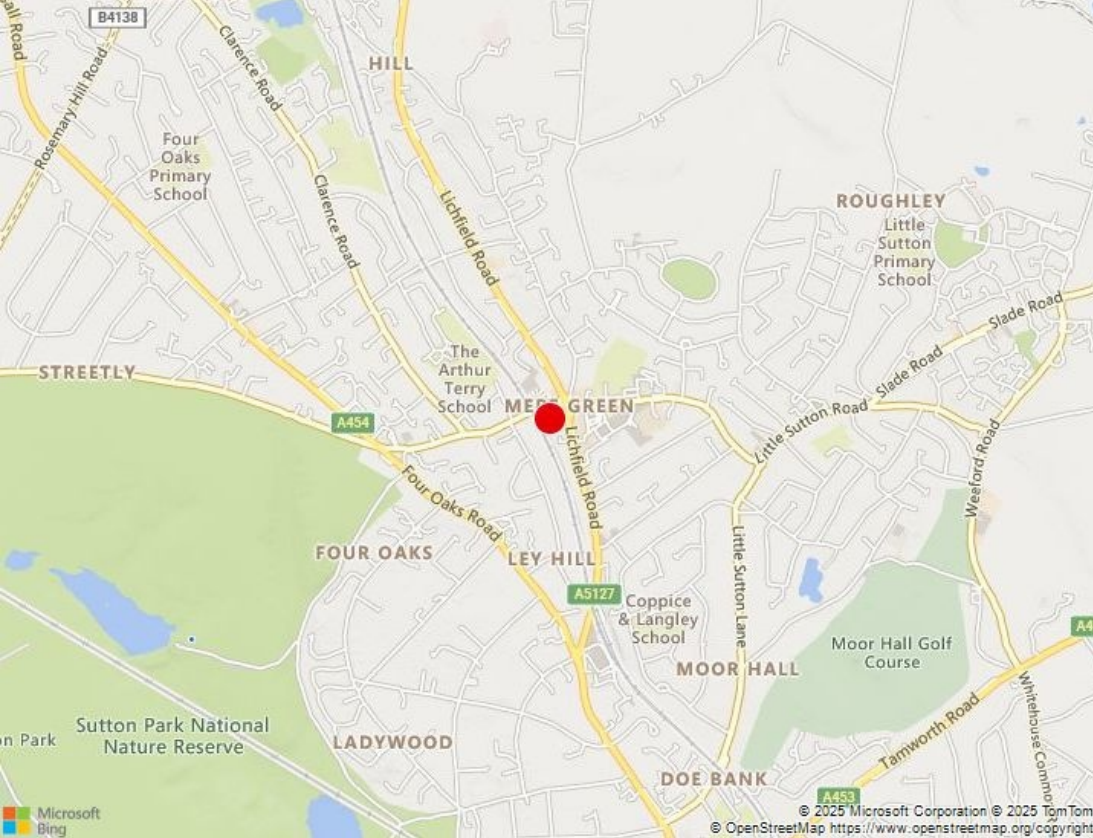


WORKSHOP/STORES - TO LET

Rear of 9, Belwell Lane, Sutton Coldfield, West Midlands, B74 4AA

3,419 SqFt (317.63 SqM) | £20,500 per annum exclusive





KEY FEATURES

- Rare opportunity to secure workshop/storage premises in Mere Green
- Multiple workshop/storage rooms
- Car parking
- Popular location in the heart of Mere Green
- Easy driving distance of Sutton Coldfield
- Private location

LOCATION

The workshop/stores is situated on Belwell Lane close to Mere Green island, being the junction of Lichfield Road (A5127) and Belwell Lane/Mere Green Road (B4151) upon which the new Mulberry Walk Retail and Leisure development sits.

DESCRIPTION

The subject property offers a rare opportunity to secure workshop/stores situated within the popular Mere Green district of Sutton Coldfield. The workshop premises extend to provide a series of store rooms together with WC and small kitchenette. Externally the building is accessed via a shared driveway with secured gates which are locked out of hours to provide additional security leading to a shared car park.

Area	SqFt	SqM
TOTAL GIA	3,419	317.63
Total Floor Area	3,419	317.63



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TERMS

The premises are available by way of a new 5 year lease, subject to a rent review at the mid-point of the lease.

ASKING RENT

£20,500 per annum exclusive

SERVICE CHARGE

The Landlord reserves the right to administer a Service Charge towards the shared maintenance of the estate. Further details on request.

EPC

Energy Performance Asset Rating Band C - 73.

BUSINESS RATES

Rateable Value £9,900.

Businesses may benefit from Small Business Rates Relief on this property and are advised to make their own enquiries with the Local Authority (Birmingham).

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.

VAT

All figures quoted are exclusive of VAT, which we are advised is not payable.

VIEWING

Strictly by prior appointment, please contact:



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



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