



# OPEN STORAGE LAND - TO LET

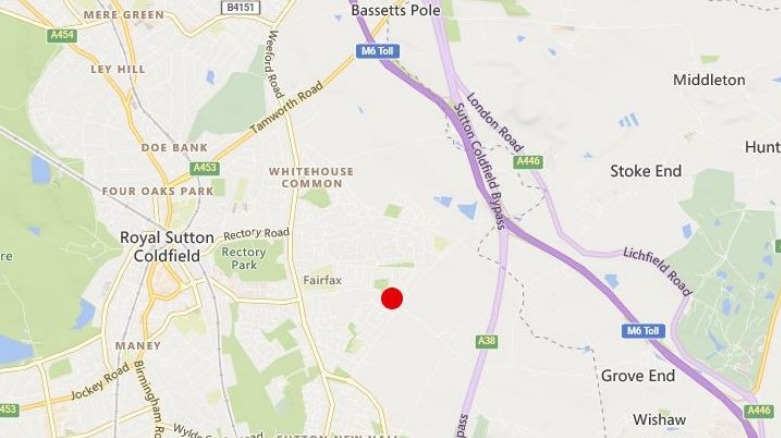
Land Off Reddicap Heath Road, Sutton Coldfield, West Midlands, B75 7ET



**0.08 Acres (0.03 Hectares) | £12,000 per annum exclusive**

## Key Features

- Total site area 0.075 acres
- Close proximity to Sutton Coldfield Town Centre
- Within easy driving distance of the A38, M6 Toll, M42, M6 and M42 Motorway
- Prominent roadside/corner location on Reddicap Heath Road
- Excellent transport links
- New Lease



## LOCATION

The site is prominently situated on the junction between Reddicap Heath Road and Lillington Close approximately 1.7 miles from Sutton Coldfield Town Centre and within easy driving distance of the A38, M6 Toll, M42, M6 and M42 Motorway. Birmingham City Centre is situated approximately 8 miles South and Tamworth 9 miles to the North.

The site benefits from good public transport links being close to Sutton Coldfield Railway Station which connects to Birmingham New Street.

## DESCRIPTION

The prominent site comprises of part concrete surfaced storage land adjacent to the Reddicap Car Wash/Jet petrol station and could be suitable for a variety of uses subject to planning.

The site can accommodate a single open storage plot up to 0.075 acres.

## TERMS

The site is available on the basis of a new lease, the terms for which are to be agreed by negotiation.

## ASKING RENT

£12,000 per annum exclusive

## BUSINESS RATES

Interested parties are advised to make their own enquires 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 is to bear their own legal costs in relation to this matter.

## VAT

All figures are quoted are exclusive of VAT.

## VIEWING

Strictly by prior appointment, please contact:



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