

196 Sutton New Road, Erdington, Birmingham, B23 6QU



TO LET

Prominent Retail Premises with Car Parking

Net Internal Area: 953 ft² (88.6 m²)

Location

The property occupies a prominent position fronting Sutton New Road close to Erdington Town Centre within a mixed residential and commercial location.

The property is situated approximately 5 miles north of Birmingham City Centre with Sutton Coldfield being only 3.5 miles distant.

Description

The property comprises a retail unit fronting Sutton New Road, Erdington.

The premises were formerly used as an estate agency and benefits from an open plan area to the front with two partitioned meeting rooms to the rear.

An exist from the rear car park takes you into a lobby with kitchen and refurbished toilets off.

The space benefits from full height glass shopfront, air conditioning, LED lighting, data and power.

A single car parking space is also included within the lease.

Accommodation

Total (NIA) 953 ft² (88.6 m²) approx.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £14,500 per annum exclusive.

VAT

All figures quoted are exclusive of VAT which may be payable.

Planning Use

We understand the property has consent under Use Class E.

All interested parties should contact Birmingham City Council to satisfy them of their intended use.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Services

We are advised all main services are connected.

The agents have not tested any of the apparatus and prospective tenants are advised to make their own enquiries as to the suitability of the services.

Legal Costs

Each party to responsible for their own legal costs incurred during this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly by prior appointment with sole agents Siddall Jones on **0121 638 0500**

