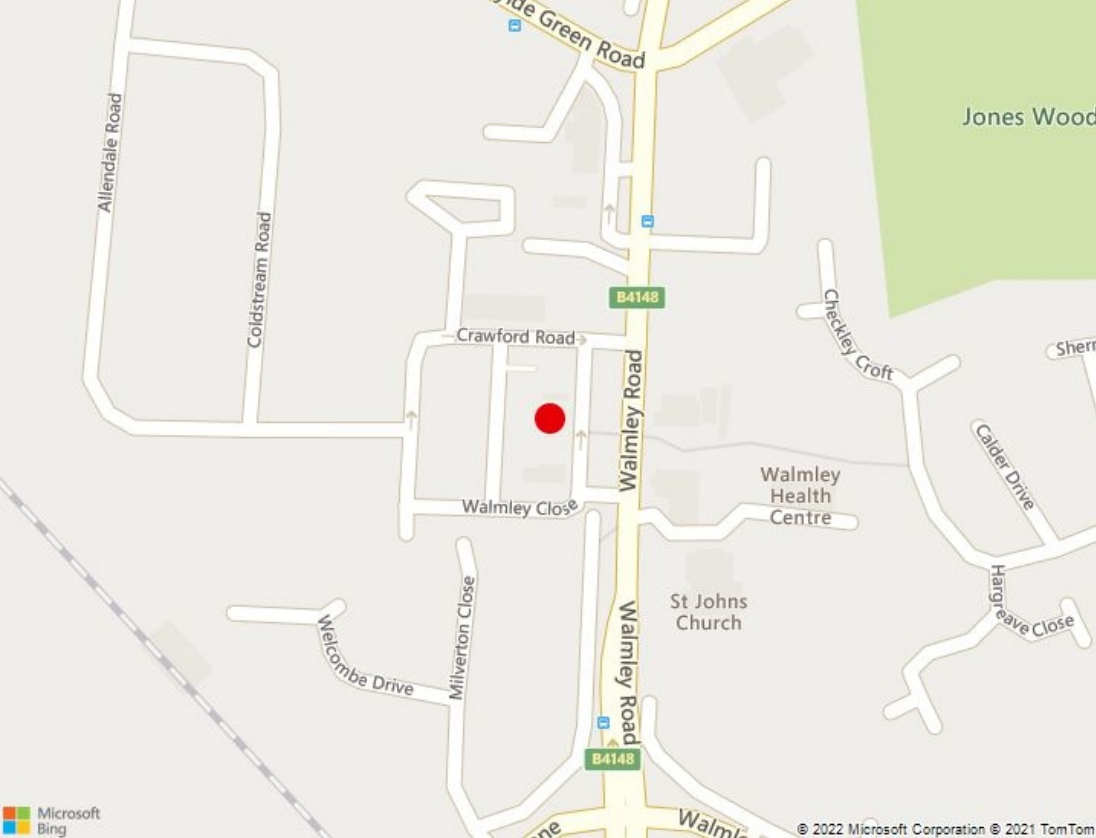


PROMINENT RETAIL UNIT TO LET

12 Walmley Close, Walmley, Sutton Coldfield, B76 1NQ

790 SqFt (73.39 SqM) | £19,000 per annum exclusive





KEY FEATURES

- Situated on the end of the popular retail parade
- Walmley is a popular suburb on the outskirts of Sutton Coldfield
- Well placed for access to the A38, M42, M6 Toll and Birmingham City Centre
- Prominent corner glazed frontage
- Neighbouring retailers include Co-Op and Lloyds Pharmacy
- New Lease

LOCATION

Walmley Close is situated in the centre of Walmley Village and comprises a parade of retail shops including **Co-op, Lloyds Pharmacy, Post Office** together with a mix of local retailers. Walmley is a popular suburb on the outskirts of Sutton Coldfield and the premises are well placed for access to the A38, M42, M6 Toll and Birmingham City Centre.

DESCRIPTION

The premises are situated on the end of the popular retail parade and benefit from a return glazed frontage and comprise main ground floor sales area with ancillary stores, Kitchen and WC.

Area	SqFt	SqM
Ground Floor - Sales	660	61.31
Ancillary Office/Stores	130	12.08
Total Floor Area	790	73.39



12 Walmley Close, Walmley, Sutton Coldfield B76 1NQ



TERMS

The premises are to be let on a new 5 year lease or multiples thereof.

ASKING RENT

£19,000 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of external common areas, external fabric of the building and building insurance.

EPC

Energy Performance Rating D-78. Certificate available on request.

BUSINESS RATES

Rateable Value 2024/2025 - £15,500. Rates payable 2024/2025 - £7,734.50 - obtained from the Valuation Office Rating List.

However businesses may benefit from 100% business rates relief in 2024/2025 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 to be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT which we understand is not currently applicable.

VIEWING

Strictly by prior appointment, please contact:



Emma Hughes MRICS

DDI: 0121 362 1535

Mob: 07510 080210

E: emma.hughes@burleybrowne.co.uk



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

12 Walmley Close, Walmley, Sutton Coldfield B76 1NQ



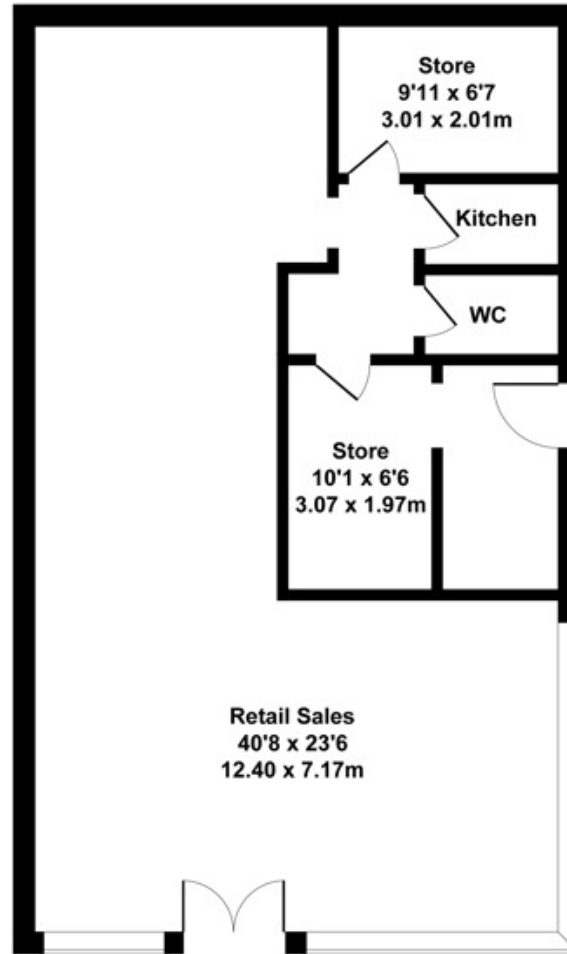
0121 321 3441
www.burleybrowne.co.uk



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.

12 Walmley Close



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.