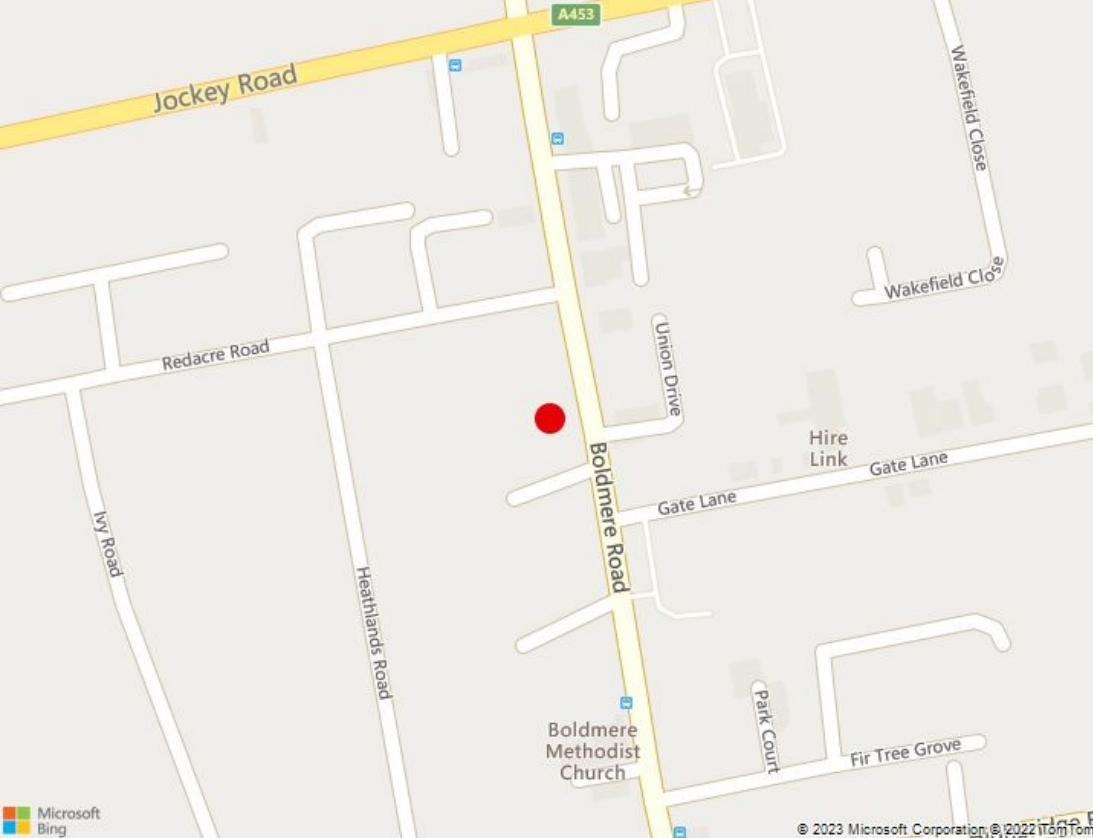


RETAIL TO LET

88 Boldmere Road, Boldmere, Sutton Coldfield, West Midlands, B73 5TJ

702 SqFt (65.22 SqM) | £21,000 per annum exclusive





KEY FEATURES

- Popular and busy parade
- Self contained retail unit
- Prime location opposite Costa Coffee and Wetherspoons
- Suitable for a variety of retail uses.
- New Lease
- Immediately available

LOCATION

The property is centrally located fronting Boldmere Road within the very popular and vibrant local shopping centre. Boldmere comprises a mix of local, independent and national retailers to include Sainsbury's Local, Tesco Express, and Costa Coffee who are immediately opposite to the premises.

Boldmere has several restaurants and licenced premises including Wetherspoons Bishop Vesey, Harvester, 90 Boldmere and Deli Social.

Sutton Coldfield is a little over one mile to the north east.

DESCRIPTION

A self contained ground floor retail unit previously occupied by Greggs and provides ground floor sales area together with staff room and WC to the rear.

Area	SqFt	SqM
Ground Floor Sales	702	65.22
Total Floor Area	702	65.22



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TERMS

The premises are to be offered by way of an effectively fully repairing and insuring lease for a term of five years or multiple thereof.

ASKING RENT

£21,000 per annum exclusive

EPC

EPC C-61

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £12,750

Rates Payable 2023/2024 £6,362.25

However, businesses may benefit from 100% business rate relief in 2023/2024 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.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT.

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.

88 Boldmere Road, Boldmere, Sutton Coldfield



Not to Scale. Produced by The Plan Portal 2023
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