

FIRST FLOOR OFFICES TO LET

First Floor, 26-30 High Street, Sutton Coldfield, B72 1UP

1,238 SqFt (115.01 SqM) | £13,750 per annum exclusive





KEY FEATURES

- Prominent High Street location
- Ideal for office use
- Within walking distance of all local amenities including Railway Station and Shopping Centre
- Car parking at rear
- New Lease

LOCATION

The premises are situated on the busy Sutton Coldfield High Street within the main commercial area of the Town Centre being minutes walking distance from the central shopping area, bus terminus and railway station. Sutton Coldfield Town Centre is well placed for access to the Midland motorway network including the M42 and M6 Toll. Birmingham City Centre is located approximately 8 miles to the south.

DESCRIPTION

The premises are accessed from a ground floor entrance door off the High Street and comprise first floor cellular office accommodation together with kitchen and separate male and female WCs.

There are 4 cellular office rooms in total with the specification including double glazing, electric heating, Cat II lighting, emulsioned finished walls and part carpeting.

Area	SqFt	SqM
First Floor total office area	1,238	115.01
Total Floor Area	1,238	115.01



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TERMS

The premises are available by way of a new Lease, the length of which is to be agreed on negotiation.

ASKING RENT

£13,750 per annum exclusive

SERVICE CHARGE

There is a Service Charge payable towards the cost of maintenance of the car park, external fabric of the building, water rates and building insurance.

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £8,500 obtained from the Valuation Office Rating List.

However, businesses may benefit from 100% small business rates relief in 2023/24 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 will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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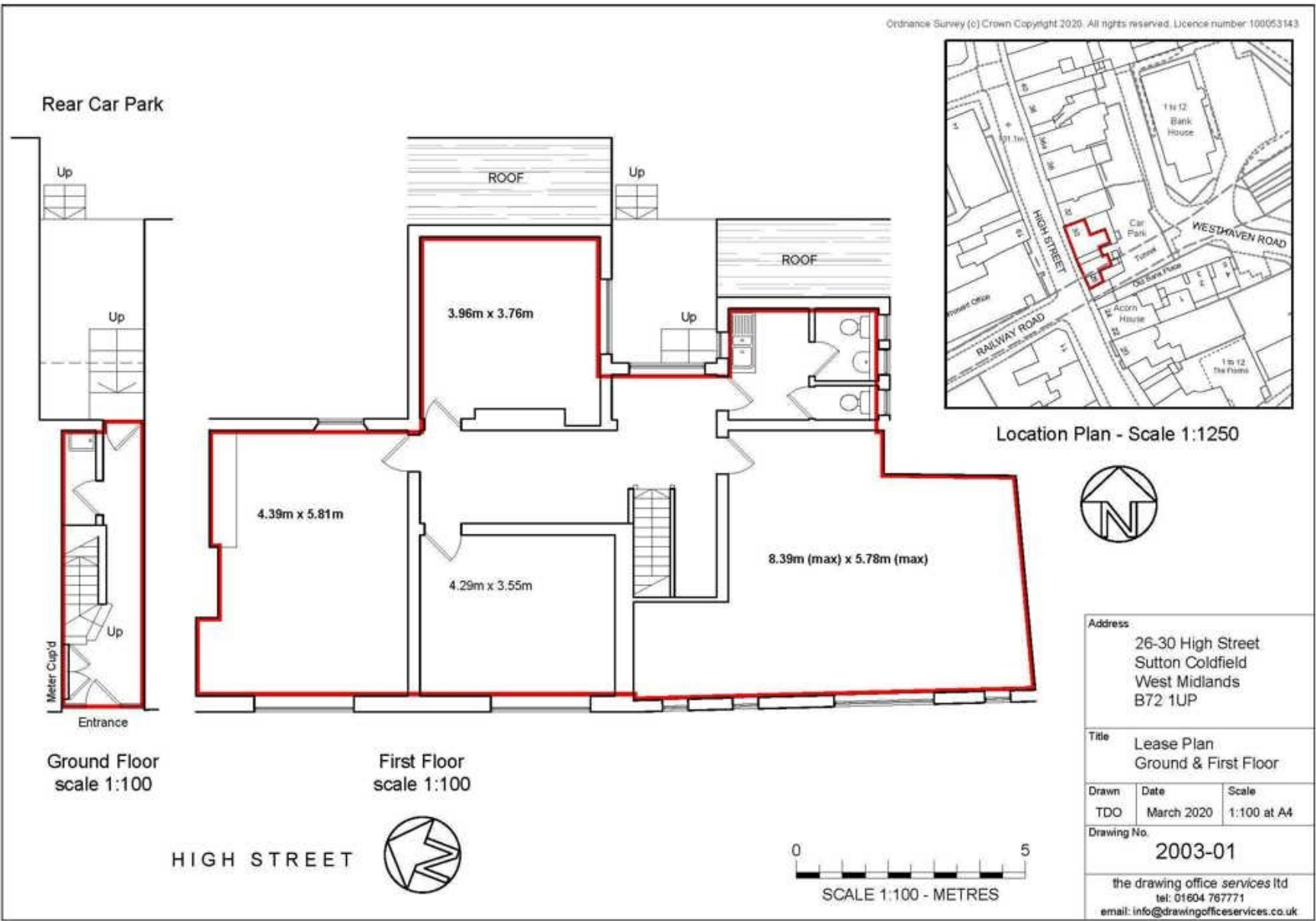


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



Address		
26-30 High Street Sutton Coldfield West Midlands B72 1UP		
Title		
Lease Plan Ground & First Floor		
Drawn	Date	Scale
TDO	March 2020	1:100 at A4
Drawing No.		
2003-01		
the drawing office services ltd tel: 01604 767771 email: info@drawingofficeservices.co.uk		

0121 321 3441
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