

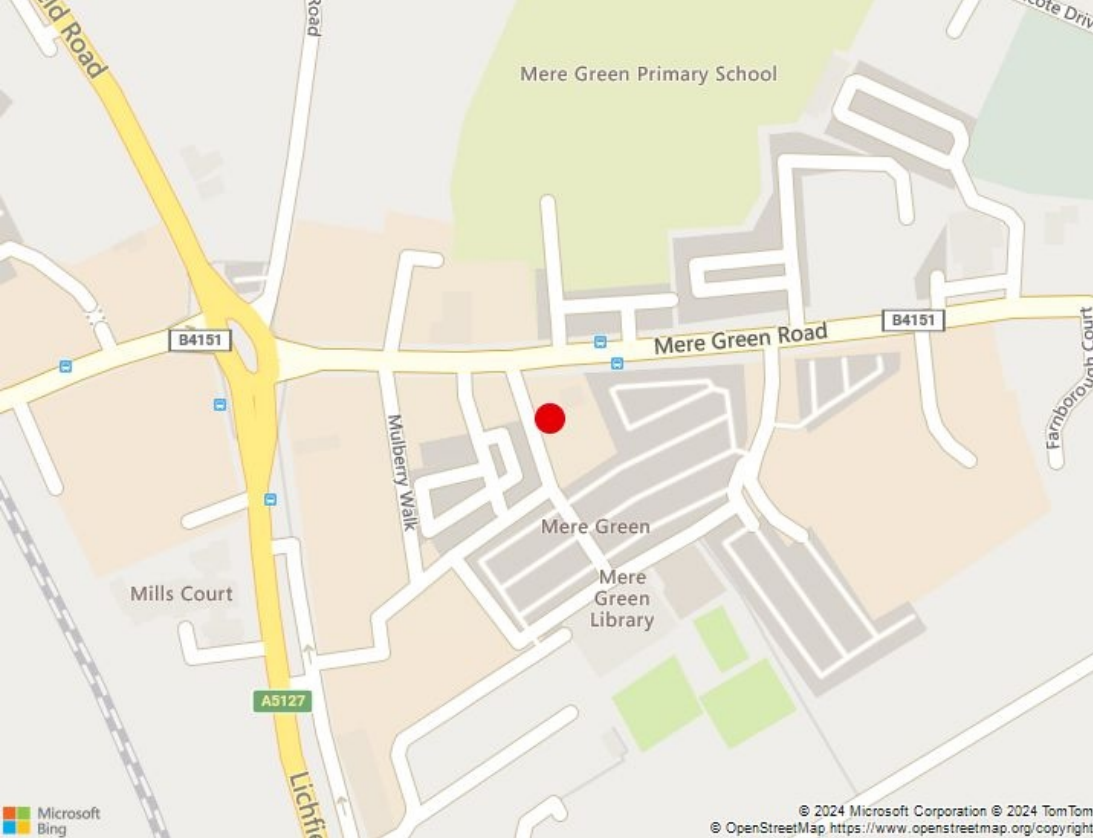
# RETAIL UNIT TO LET

4 Carlton House, Mere Green Road, Sutton Coldfield, West Midlands, B75 5BS

477 SqFt (44.31 SqM) | £21,500 per annum exclusive







## KEY FEATURES

- Located in the heart of Mere Green
- Prominent main road frontage
- Corner location with glazed frontages
- Directly opposite Mulberry Walk Retail and Leisure Scheme
- New lease
- Available June 2024

## LOCATION

The retail premises are prominently located fronting Mere Green Road in the heart of Mere Green, an affluent commercial centre approximately 1.5 miles north of Sutton Coldfield Town Centre.

The premises provide a corner location with glazed frontages to Mere Green Road and overlooking the Mulberry Walk retail and leisure scheme whose occupiers include Marks and Spencer Food Hall, Caffe Nero, Bistro Pierre, Boots Opticians and Card Factory.

Other notable occupiers in Mere Green includes Sainsburys, Lidl, Majestic Wine and Sofas and Stuff.

## DESCRIPTION

A self contained ground floor retail unit with glazed frontages to Mere Green Road and overlooking Mulberry Walk and providing ground floor sales area with W.C. to the rear.

One allocated parking space immediately in front of the subject premises.



Area	SqFt	SqM
Ground floor sales area	447	41.53
<b>Total Floor Area</b>	<b>477</b>	<b>44.31</b>

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## TERMS

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

## ASKING RENT

£21,500 per annum exclusive

## EPC

Energy Performance Certificate available upon request

## BUSINESS RATES

Rateable Value £13,750 obtained from the Valuation Office Rating List.

However, businesses may benefit from small business rates relief. 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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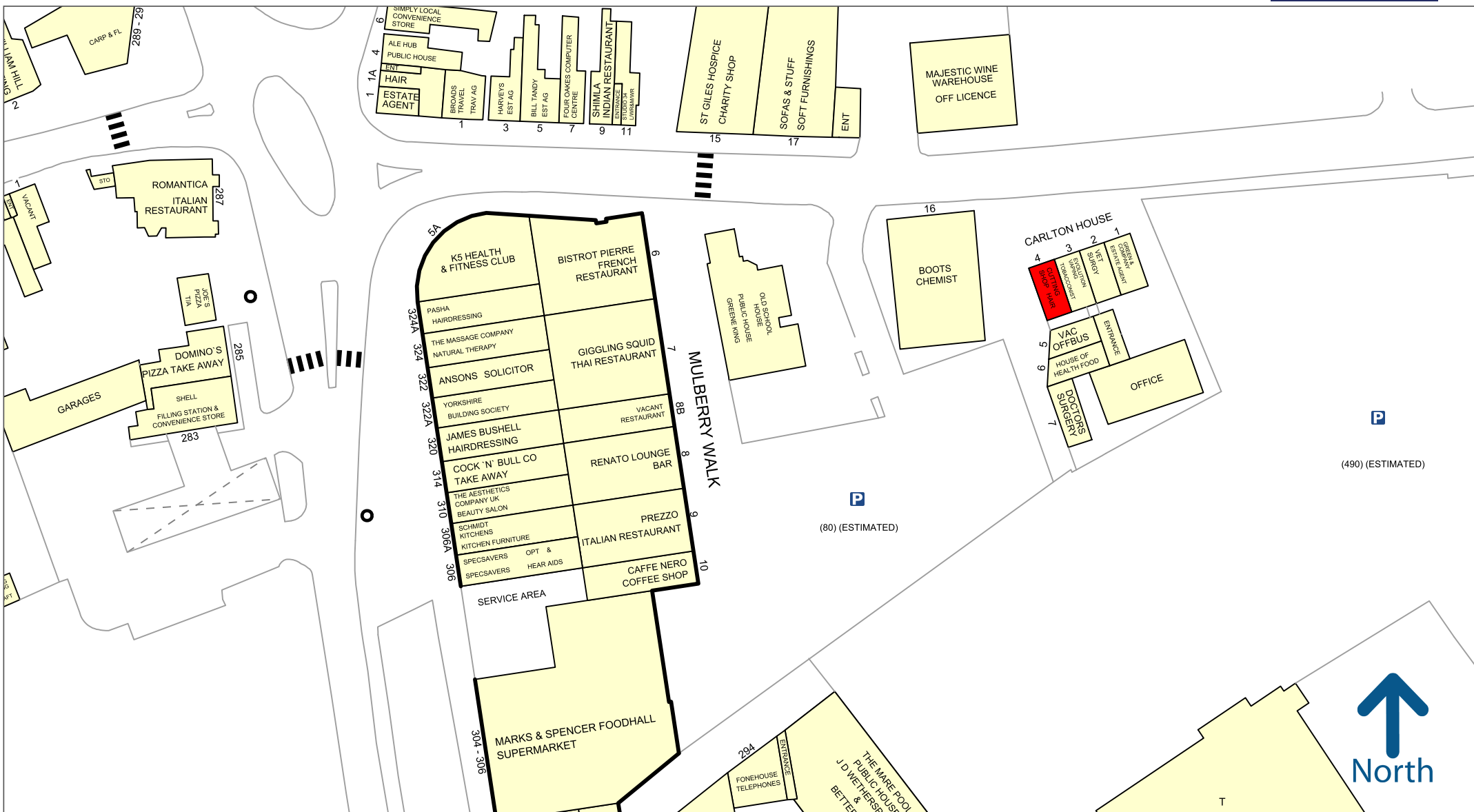


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50 metres

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