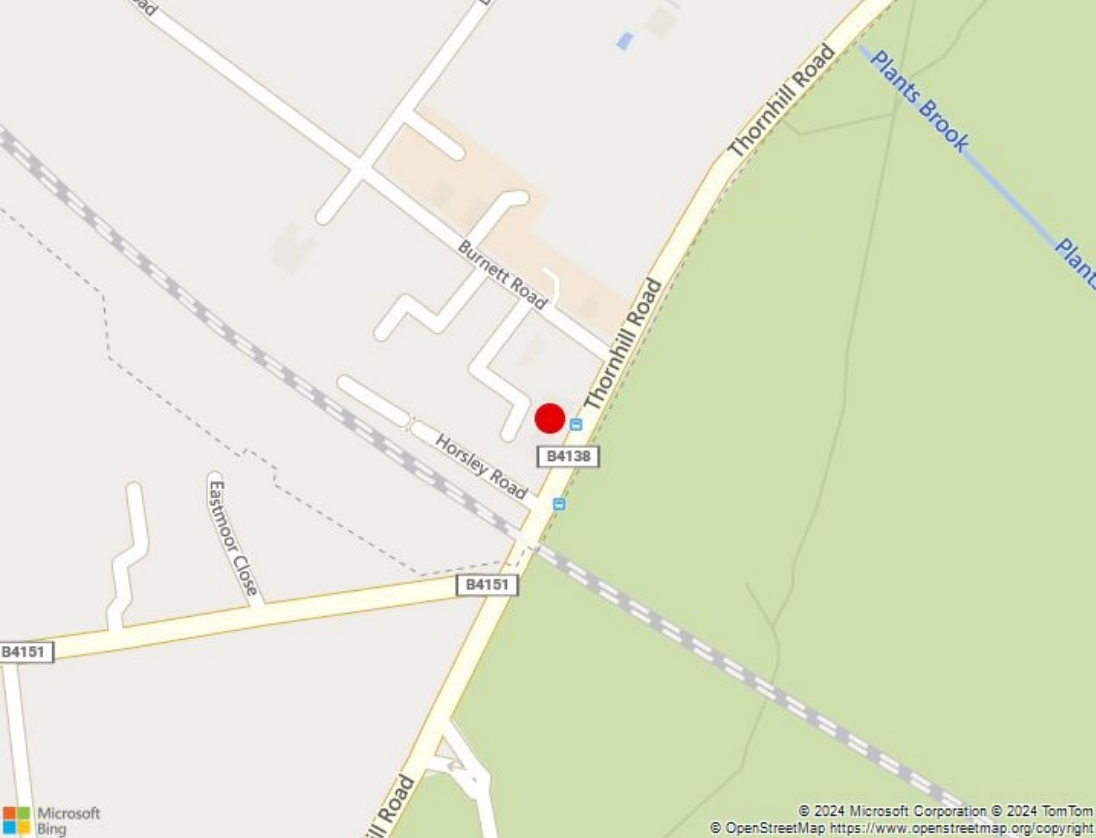


# REAR GROUND FLOOR RETAIL/OFFICE TO LET

58 Thornhill Road, Streetly, Sutton Coldfield, West Midlands, B74 3EN

728 SqFt (67.63 SqM) | £13,000 per annum exclusive





## KEY FEATURES

- Self-contained
- New Lease
- Open plan retail/office unit
- Two allocated car parking spaces provided.
- Excellently placed for access to principal trunk roads

## LOCATION

Self-contained premises located off Thornhill Road within Streetly Village. Thornhill Road (B4138) is excellently placed for access to principal trunk roads including A452 Chester Road and A4041 Queslett Road which provides dual carriageway access to Junction 7 of the M6 motorway. Sutton Coldfield Town Centre is some 3 miles to the south east.

## DESCRIPTION

Self-contained rear ground floor retail/office unit, accessed by a rear shared driveway off Burnett Road and providing open plan space with double glazed floor-to-ceiling private entrance, perimeter trunking, carpeting, LED lighting, kitchenette and toilet.

Two allocated car parking spaces are included within the lease.

Area	SqFt	SqM
Rear Ground Floor	728	67.63
<b>Total Floor Area</b>	<b>728</b>	<b>67.63</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

£13,000 per annum exclusive

## SERVICE CHARGE

A service charge is payable for external maintenance of the building, common areas etc to include building insurance premium, water and sewerage costs together with accountancy/management charges.

## EPC

Energy Performance Certificate Assessment Rating - C - 71.  
A full copy of the EPC Certificate is available upon request.

## BUSINESS RATES

Requires reassessing for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## 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 we understand will not be applicable.

## VIEWING

Strictly by prior appointment, please contact:



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