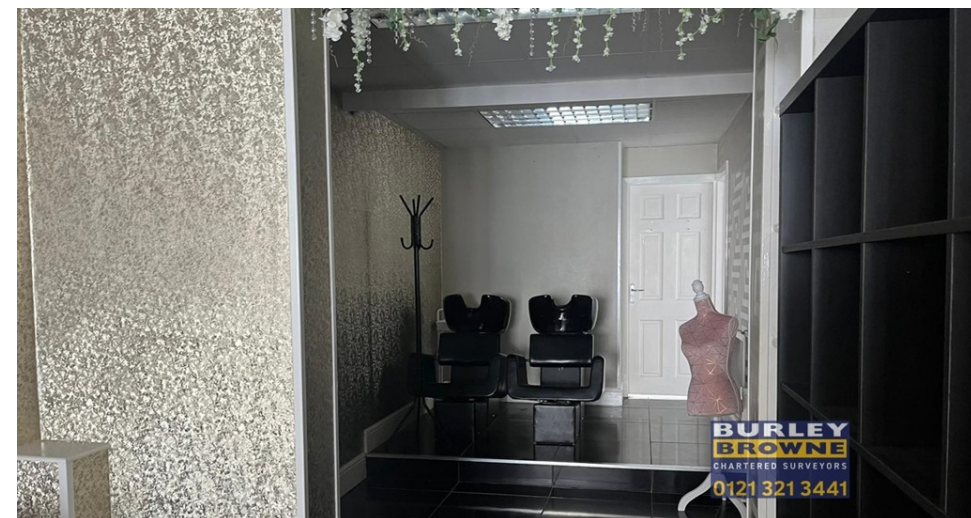


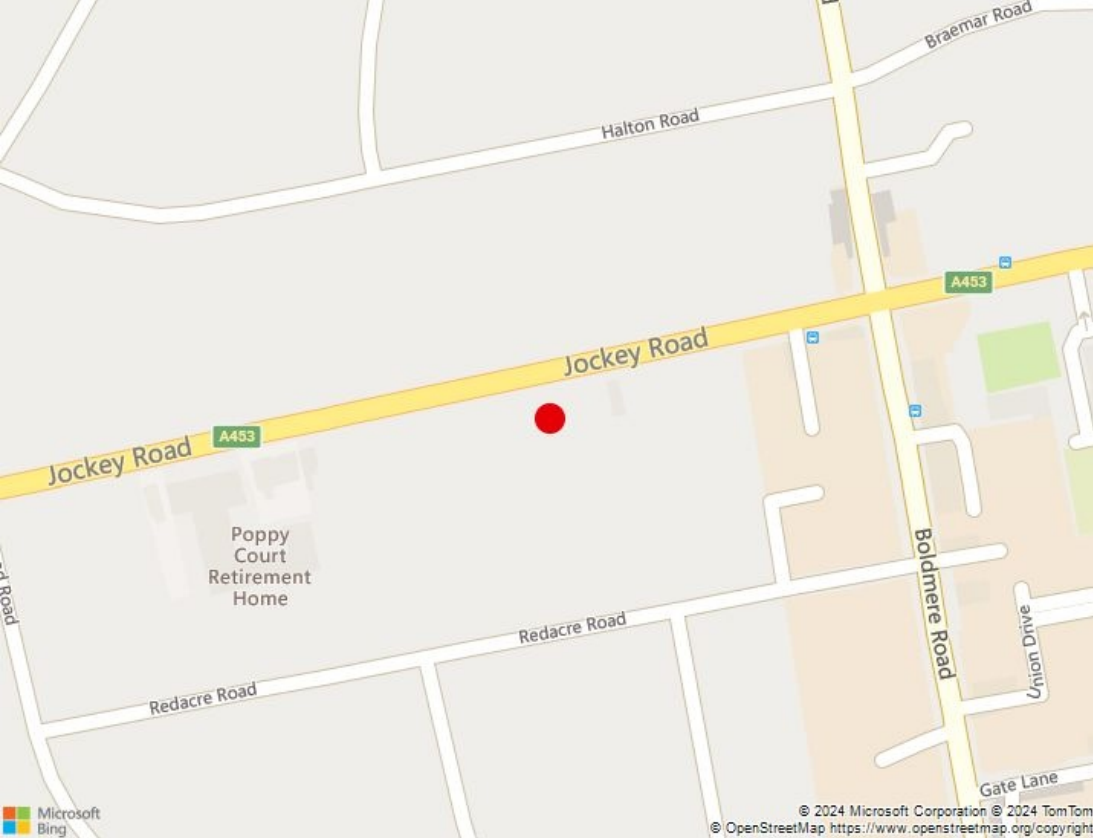
# RETAIL UNIT TO LET

249A Jockey Road, Sutton Coldfield, West Midlands, B73 5XE

630 SqFt (58.53 SqM) | £9,500 per annum exclusive







## KEY FEATURES

- Popular and busy parade
- Self contained retail unit
- New Lease
- Situated on the junction of Jockey Road, adjacent to the popular Boldmere Road
- Suitable for a variety of retail uses

## LOCATION

The property is conveniently located on the A453 Jockey Road very close to its junction with Boldmere Road and immediately adjoining other office and retail premises. Local facilities are available close by within the Boldmere centre where a strong mix of local independent and national retailers are present including Costa Coffee, Sainsbury's Local and Tesco Express. Sutton Coldfield Town Centre is a little over 1 mile away.

## DESCRIPTION

The property comprises a ground floor retail unit which was previously used as a beauty treatment shop, with kitchen, WC, treatment room to the side, basement storage and a car parking area to the rear, accessed through the kitchen.

Area	SqFt	SqM
Ground Floor Sales	410	38.09
Kitchen	133	12.36
Treatment Room	86	7.99
<b>Total Floor Area</b>	<b>630</b>	<b>58.53</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

£9,500 per annum exclusive

## EPC

Energy Performance Rating C-57. Certificate available on request.

## BUSINESS RATES

Rateable Value 2024/2025 £8,000. Rates Payable for 2024/2025 are £3,992 prior to any transitional arrangements or small business relief. However, businesses may benefit from 100% business rate relief in 2021/2022 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 may be payable.

## VIEWING

Strictly by prior appointment, please contact:



Emma Hughes MRICS

DDI: 0121 362 1535

Mob: 07510 080210

E: [emma.hughes@burleybrowne.co.uk](mailto:emma.hughes@burleybrowne.co.uk)





0121 321 3441  
www.burleybrowne.co.uk



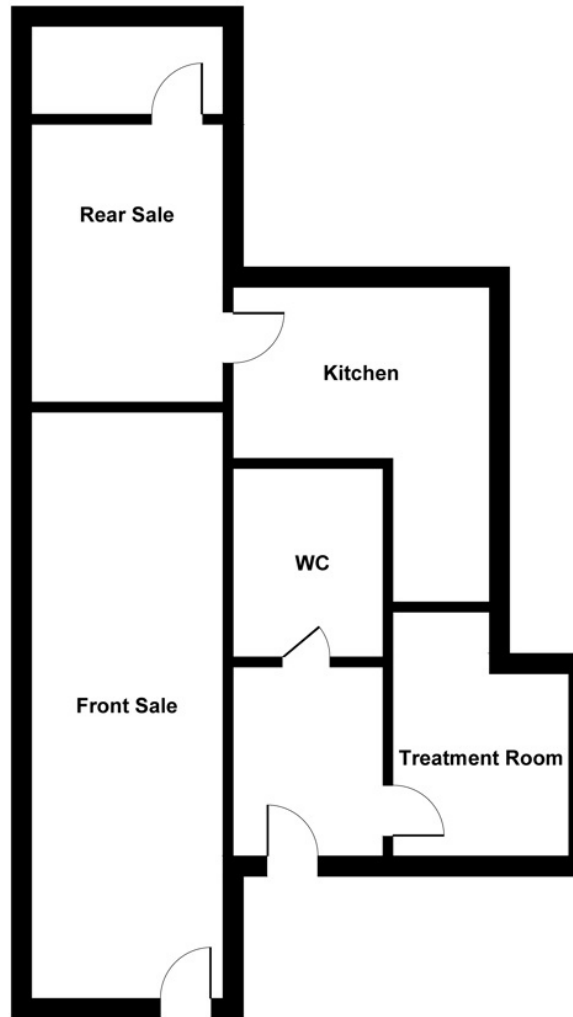
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

# 249a Jockey Road, Sutton Coldfield, B73 5XE

Approximate Gross Internal Area

630 sq ft - 58.55 sq m



Not to Scale. Produced by The Plan Portal 2024  
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