

Rooms at The Beauty Hub,
Moat House,
Lichfield Road,
Sutton Coldfield,
B74 2NJ

To Let: **£650 Per Calendar Month**



KEY FEATURES

- Located within a Grade II Listed building
- Ideal for hairdressing and beauty treatments
- Available now!
- Bills included

DESCRIPTION

Two rooms are currently available for rent within The Beauty Hub, a dedicated beauty and hair space. The Beauty Hub occupies four rooms on the second floor of The Moat House, a charming Grade II Listed property in Sutton Coldfield. The remaining rooms are offered at £650 per calendar month, with rent covering electricity, water, and common area and exterior maintenance. Please note that furnishings are not included.

SIZE

Room 1 - 21.8 square meters / 234.65 square feet

Room 2 - 16.03 square meters / 172.55 square feet

LOCATION

The Moat House occupies a prominent location fronting Lichfield Road (A5127) in the heart of the affluent Sutton Coldfield. The premises sit on the entrance to the Sutton Coldfield Campus of B-Met College, immediately opposite the Police Station and adjacent to Mitre Court, a multi-occupied office development. The property is a short walking distance from the town centre and Sutton Coldfield Railway Station which has regular services to Birmingham New Street and Lichfield. Sutton Coldfield is well located for access to the Midlands Motorway Network including the M42, M6, and M6 Toll.



ASKING RENT

£650.00 per calendar month inclusive of rent, electricity, water, common and external maintenance.

TERMS

The property is offered to let and is available based on a new lease with length to be agreed.

BUSINESS RATES

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

LEGAL COSTS

Each party is to bear their own legal costs in relation to this property

VAT

All figures quoted are exclusive of VAT which does not apply to the property.

EPC

EPC Rating D-87. A full copy of the Energy Performance Certificate is available upon request.

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

AVAILABILITY

The property is immediately available subject to the completion of legal formalities.

VIEWINGS

Strictly by prior appointment through Agents - AE Commercial. Should you wish to view, please do not hesitate to contact us.

CONTACT US

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Disclaimer - Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

