



TO LET

132.02 SQ M
(1,421.05 SQ FT)

Attractive end of terrace
commercial property.

- Light and pleasant ground floor area.
- First floor offices & staff room with kitchenette.
- Useful basement storage.
- Prominent return frontage.
- Only 300 metres from Four Oaks Railway Station.
- Off road car parking.

224 Lichfield Road

Sutton Coldfield, B74 2UB



Summary

Available Size	132.02 sq m / 1,421.05 sq ft
Rent	£20,000 per annum
Rateable Value	£11,250
EPC	B (30)

Description

The property is an attractive end of terrace commercial premises providing two main areas on the ground floor with glazed shop fronts to both the Lichfield Road and Jordan Road frontages. The rear area provides access to the basement, first floor and ground floor WC.

At first floor level there are three rooms providing two offices and a kitchenette/staff room.

The property is well presented with comfort cooling to some areas.

Additionally there is a useful basement which is suitable for storage.

The property extends to a net internal area of 1,421 sq ft (132.02 sq m).

There is a gravelled parking area accessed from Jordan Road suitable for around three cars.

The property is available as a whole on a new full repairing and insuring lease, for a minimum term of five years.

A rent deposit and guarantor may be required, subject to references.

Rent

The rent will be £20,000 per annum, exclusive.

Use

The property has permission to be used under class E of the use classes order, alternative uses will be considered.

Assessment

The property is assessed for business rates with a 2023 rateable value of £11,250. Rates payable for current year are estimated at £5,614 pa. Small businesses may be eligible for 100% small business rates relief.

Energy Performance

The property has a good EPC rating of band B with a score of 30 points.

Location

The property is prominently located on Lichfield Road at its junction with Jordan Road, approximately 1.5 miles north of Sutton Coldfield town centre and only 300 metres from Four Oaks railway station.

Viewings

Strictly by prior appointment with the agent.



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