

# TO LET



## GROUND FLOOR PREMISES 5 SUTTON OAK CORNER, SUTTON COLDFIELD, B74 2DH



### LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

### RENTAL

£13,950 pa (exclusive of rates). SHOP ONLY

£18,950 pa (exclusive of rates). SHOP & FLAT

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £5,700

Rates Payable 2018-2019: £2,736

Please contact the Local Authority for further information.

### PLANNING

Consent was granted on appeal for A3 Hot Food Takeaway (Planning Application Ref APP/P4605/A/04/1138709).

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 109 (Band E). A copy of the certificate is available upon request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

### LOCATION

The premises are situated within a well established retail parade on the corner of Bakers Lane and Sutton Road. The property is adjacent to Ruby Takeaway and Capello Hair, close to Angel Dental, Streetly Dog Grooming, etc. Free parking is available immediately to the front of the shops.

### DESCRIPTION

The premises comprise a ground floor lock-up shop. The self-contained living accommodation is available with the shop if required.

### ACCOMMODATION

#### GROUND FLOOR

INTERNAL WIDTH (FRONT)	21'3"	6.5 m
NET GROUND FLOOR AREA	535 sq ft	50 sq m

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