

TO LET



GROUND AND FIRST FLOOR PREMISES 26 BEECHES WALK, SUTTON COLDFIELD, B73 6HN.



LOCATION

The premises are located in an excellent trading position on the corner of Birmingham Road (A5127) and Jockey Road (A453). The premises are immediately adjacent to **Acres** and **Vivid Ink**. Also close to **Subway** and **Ted Williams** menswear.

DESCRIPTION

The premises comprise of ground and first floor premises.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	18'0"	5.5 m
TOTAL SHOP DEPTH	50'8"	15.4 m
TOTAL NET GROUND FLOOR AREA	790 sq ft	73 sq m

FIRST FLOOR

OFFICE/STORAGE/STAFF	505 sq ft	47 sq m
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LEASE

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

RENTAL

£19,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £15,750. Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. Please contact the Local Authority for further information.

BUILDING INSURANCE

Building insurance is approximately £350 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 96 (Band D). A copy of the certificate is available upon request.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/1120NsGvmao>

Internal Video - <https://youtu.be/x-A7GRTjzXU>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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