

# TO LET



## RETAIL PREMISES - SWANNIES MARKET 115 SUTTON NEW ROAD, ERDINGTON, BIRMINGHAM, B23 6RP



### LOCATION

The property comprises a large retail unit which is currently separated into a number of market stalls. The partitions can be removed to create an open place space. Deliveries and servicing is via the rear service corridor accessed off New Street. The premises front directly onto Sutton New Road.

### ACCOMMODATION

The premises comprise of the following approximate floor areas:

**Ground Floor Area: 6,948 sq ft 647 m<sup>2</sup>**

### LEASE

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

### RENTAL

**£45,000 pa (exclusive of rates, service charge and VAT).**

### RATING ASSESSMENT

There are at present multiple business rate assessments for the smaller market stalls so the unit will need to be reassessed if occupied by a single occupant.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 87 (Band D). A copy of the certificate is available upon request.

### INSURANCE

The building insurance contribution is approximately **£5,000 p.a + VAT**

### SERVICE CHARGE

The service charge is currently running at **£1,250 + VAT** per quarter on account subject to annual reconciliation.

### 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.

### VIEWINGS

Strictly by prior appointment with **AMT Commercial** on **01527 821 111** OR **Creative Retail** on **0121 400 0407**

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