

462 Chester Road North, Sutton Coldfield,
West Midlands, B73 6RG



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET (MAY SELL)

Two Storey Retail Premises Located on a Prominent Junction

Location

The property is located within Sutton Coldfield and is situated at the busy junction of Chester Road North, Kings Road and Jockey Road, close to the Princess Alice Retail Park featuring retailers such as Boots, Next and Costa Coffee.

Sutton Coldfield is predominantly a residential suburb on the northern side of Birmingham approximately 5 miles to the north of Birmingham City Centre.

Description

The premises comprises an end-terrace retail property with substantial glazed frontage on to the busy junction.

The premises is set over two storeys with the ground floor offering a two rooms and two storerooms. The upstairs benefits from further office space and WC facilities.

Accommodation

Total (GIA) 1,786 ft² (166.00 m²) approx.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £16,500 per annum exclusive.

Alternatively, consideration will be given to the sale of the freehold interest with offers in excess of £350,000 sought.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

Business Rates

Rateable Value - £9,600

Businesses may benefit from Small Business Rates Relief and interested parties are advised to make their own enquiries with the local authority for verification purposes.

Planning Use

We understand the property has consent under Use Class E.

The property may be suitable for alternative uses, subject to obtaining the necessary change of use and we would advise all interested parties to discuss this with Birmingham City Council.

Energy Performance Certificate

Available upon request from the agent.

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.

Legal Costs

Each party to bear their own legal costs associated with this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

