

327 Jockey Road, Sutton Coldfield, Birmingham, B73 5XE



TO LET

Ground Floor Office/Retail Space with Forecourt Parking

Net Internal Area: 327 ft² (30.38 m²)

Location

The property occupies a prominent position along Jockey Road, close to its intersection with Boldmere Road in the Royal Town of Sutton Coldfield.

The location is some 7 miles north of Birmingham City centre and provides easy access to the national motorway network at junction 6 (Spaghetti Junction of the M6 motorway, which is located approximately 3 miles south).

Description

The property comprises of a ground floor lock up retail / office space which is accessed via a pedestrian door leading from Jockey Road.

The premises comprises of two separate adjoining office spaces with the rear office benefiting from kitchen area and WC facilities.

The parking allocation at the front of the building is shared between the occupiers, we understand that the commercial occupier has use of the space between the hours of 8am and 6pm.

Accommodation

Total (NIA) 327 ft2 (30.38 m2) approximately.

Terms

The property is available by way of a new lease, with length to be agreed, at a quoting rental of £8,000 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which may be payable.

Rateable Value

April 2023 RV £6,700

The property benefits from small business rates exemption, subject to tenant qualification.

Planning Permission

We understand the property has planning permission granted under use class E (Office).

Services

We understand that all main services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Viewing

Strictly via prior appointment with the sole agent Siddall Jones
0121 638 0500

