

328 Lichfield Road, Mere Green, Sutton Coldfield, B74 4BG



TO LET
Prominent Retail/Leisure Premises
Net Internal Area: 1,374 ft² (127.64 m²)

Location

The premises occupy an extremely prominent position on the central A5127 Five Ways island in the heart of Mere Green, opposite the Mulberry Walk development. Mere Green is an affluent centre with strong transport and communication links, being located approximately 10 miles northeast of Birmingham City Centre.

Retailers situated close to the units include M & S, Cook, Majestic Wine, Sainsbury's and Lidl. Restaurants currently located in Mere Green include Bistrot Pierre, Cock 'n' Bull, Giggling Squid, Romantica, Renato Lounge and Ale Hub.

Description

The property comprises a ground floor retail unit formerly occupied by Lloyd's bank. The characterful frontage provides a great feature for leisure occupiers.

The property also benefits from rear access and a commercial gas supply.

Accommodation

The unit comprises the following approximate floor area:

Total (NIA) 1,374 ft² (127.64 m²)

Rental / Terms

The property is available to let on a new lease with length to be agreed at £34,000 per annum exclusive.

Business Rates

We can confirm that the property has the following business rates valuation:

Rateable Value: £23,250

Rates Payable: £11,600 pa approx.

We advise any potential occupiers to make their own enquiries.

VAT

All figures' quotes are exclusive of VAT which is not payable.

Planning Use

We understand that the unit has planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Legal Costs

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

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is available immediately upon completion of legal formalities

Viewings

Strictly via appointment with the joint letting agents

