

2 Sutton New Road, Erdington, Birmingham, B23 6TH



TO LET (MAY SELL)

Prominent Retail/Trade Counter or Development Opportunity

Site Area 0.28 Acres (0.11 Hectares) approx.

Location

The property occupies a prominent position just off Five Ways Island being within close proximity to Erdington High Street.

Situated fronting both Sutton New Road and Summer Road the property provides an ideal location for a retail or trade counter occupier.

The unit is situated only 5 miles north of Birmingham City Centre with Sutton Coldfield approximately 3.5 miles distant.

Description

The property comprises a former Maplins store benefiting from a large frontage to both Sutton New Road and Summer Road.

The building comprises a detached retail warehouse of steel portal frame construction with full height brick/blockwork surmounted by a feature inverted steel-clad roof.

The frontage provides a large, glazed shop front with double doors opening into an open plan sales area.

Storage, welfare and loading facilities are provided to the side of the property.

Externally the property benefits from a large tarmacadam forecourt being fenced with gated access off Summer Road.

Accommodation

Total (GIA) 2,122 ft² (197.13 m²) approximately

On 0.28 Acres (0.11 Hectares) approximately

Planning Permission

Planning was obtained in 2020 for a new single unit of 3,800 ft² with 16 car parking spaces. The property also has consent for another scheme comprising 2 units totalling 2,625 ft² with 16 car parking spaces.

Further information is available from the agent upon request.

Rental / Terms

The property is available to let on a new lease with length and terms to be agreed.

Alternatively, consideration may also be given to a sale of the freehold interest (Title Number WM585754).

VAT

All figures quoted are exclusive of VAT which may be payable.

Legal Costs

Each party are to be responsible for their own professional fees incurred during this transaction.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Services

We are advised all main services are connected.

The agents have not tested any of the apparatus and prospective purchasers are advised to make their own enquiries as to the suitability of the services.

Availability

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

Viewing

Strictly by prior appointment with sole agents Siddall Jones on **0121 638 0500**

