

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



TO LET (MAY SELL)

Prominent Retail/Trade Counter or Development Opportunity - STPP

Site Area of 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 retail warehouse occupying a prominent corner position with extensive frontages to both Sutton New Road and Summer Road in the heart of Erdington.

The existing building is a detached steel portal frame unit with full-height brick and block elevations, surmounted by an inverted steel-clad roof, providing strong presence and visibility to passing traffic.

The property sustained partial fire damage in 2024 and is now offered to let either in its current condition or as part of a bespoke design and build proposal, with terms available by negotiation.

The site may also be suitable for a range of alternative uses, including drive-thru, trade counter, roadside retail, or other commercial formats, subject to obtaining the necessary planning consents.

Planning permission was previously granted in 2020 for a single 3,800 ft² unit with 16 car parking spaces, together with a secondary consent for a scheme comprising two units totalling 2,625 ft², also with 16 parking spaces.

Further information plans and potential development options are available upon request from the agent.

Accommodation

Total GIA of Existing Building: 2,122 ft² (197.13 m²) approx.

On 0.28 Acres (0.11 Hectares) or thereabouts.

Rental / Terms

POA

Alternatively, consideration may also be given to a sale with offers in excess of £750,000 invited for the freehold interest.

VAT

All figures quoted are exclusive of VAT which we understand is 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**

