

101A, THE PARADE, SUTTON COLDFIELD, WEST MIDLANDS, B72 1PL



TO LET

FIRST FLOOR
RESTAURANT PREMISES
(SUITABLE FOR A VARIETY OF USES –
LEISURE/RETAIL)

14,120 sq.ft/1,311.8 sq.m

- Extremely prominent corner position, fronting the island inter-section of The Parade (pedestrianised), Queen Street, Brassington Avenue and Birmingham Road (A5127).
- Located at the heart of the pedestrianised retail centre, situated above an Aldi supermarket.
- Within close proximity to the Gracechurch Shopping Centre/Newhall Walk Retail .
- Restaurants/fast food outlets within close proximity include TGI Fridays, Pizza Express, Nandos and Ask Italia
- Substantial Pay & Display Car Park located to the rear.
- Population – Sutton Coldfield – circa 95,000
- Population – Birmingham – circa 1.1M.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies a prominent corner position, fronting the island inter-section of the The Parade (pedestrianised), Brassington Avenue/Queens Street (ringroad) and Birmingham Road (A5127).

Sutton Coldfield is considered to be one of the foremost residential locations throughout the West Midlands (Roman Road/Four Oaks Golf Course/Moor Hall Golf Course/Walmley Golf Course), located approximately 8 miles north east of Birmingham City Centre.

The town centre (pedestrianised – Gracechurch Shopping Centre/Newhall Walk Retail Park) benefits from a considerable footfall, serving both the local community and many of the wider surrounding areas.

Population – Sutton Coldfield – circa 95,000

Population – Birmingham – circa 1.1M

Population – West Midlands conurbation – circa 2.5M

Occupiers located within the town centre include

a) Retail

Aldi, M&S, House of Fraser, WH Smith, Argos, The Body Shop, Thorntons, Boots, Holland & Barrett, J D Sports, Waterstones, Superdrug, Co-Op, River Island, Laura Ashley, Shoe Zone, H&M, Tesco, Iceland, Top Shop, NEXT, Carphone Warehouse.

b) Banks/Building Societies

West Bromwich Building Society, Halifax, TSB, Barclays, Natwest, RBS, Lloyds and HSBC.

c) Restaurants/Fast Food Outlets

TGI Fridays, McDonalds, Pizza Express, Café Nero Costa Coffee, The Bottle of Sack, Greggs, Ask Italia and Nandos .

DESCRIPTION

Substantial, first floor restaurant premises (situated above an Aldi Supermarket).

Passenger and goods lift.

Returned to shell pending conversion.

Off-street loading to the rear.

ACCOMMODATION

14,120 sq.ft/1,311.8 sq.m

MAINS SUPPLIES

The property has the benefit of mains gas, electricity, water and drainage.

TERM

The property is available on the basis of a 10 year, FRI lease (5 year review pattern).

RENTAL

Upon application.

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BUSINESS RATES

Rateable Value : £99,500

Rates Payable : Circa £48,755

SERVICE CHARGE

The annual service charge is circa £30,000 .

VAT

Vat is applicable.

PLANNING CONSENT

The property has consent to be utilised on the basis of Use Class A3 (restaurants and cafes).

We are of the opinion that the property is also suitable to be utilised on the basis of either leisure or retail.

Any interested party should make their own proper enquiries of the local planning authority.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

For More Information Contact Joint Agents:

Robert Taylor BSc MRICS

Stephens McBride Chartered Surveyors

Tel: 0121 706 7766

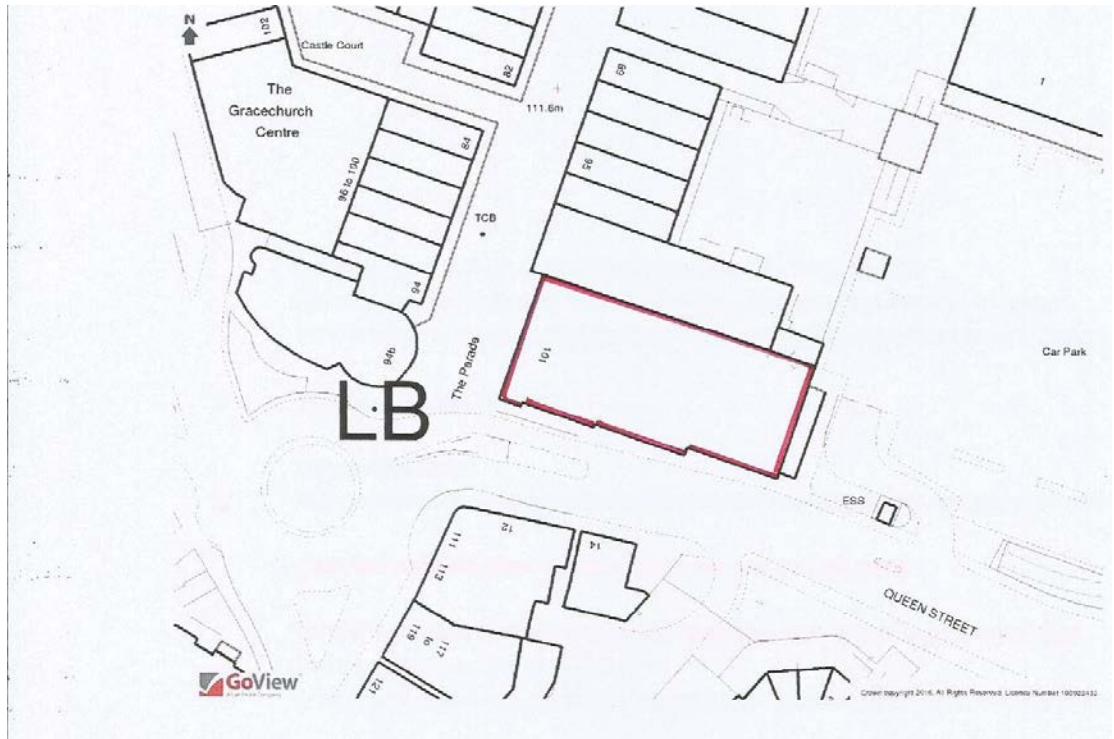
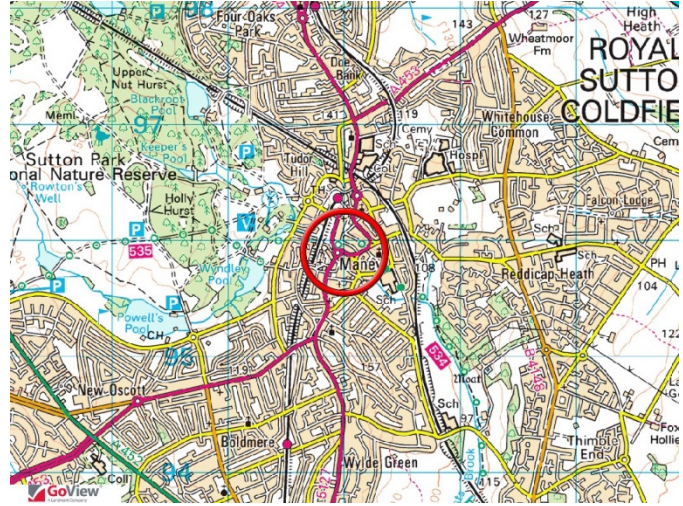
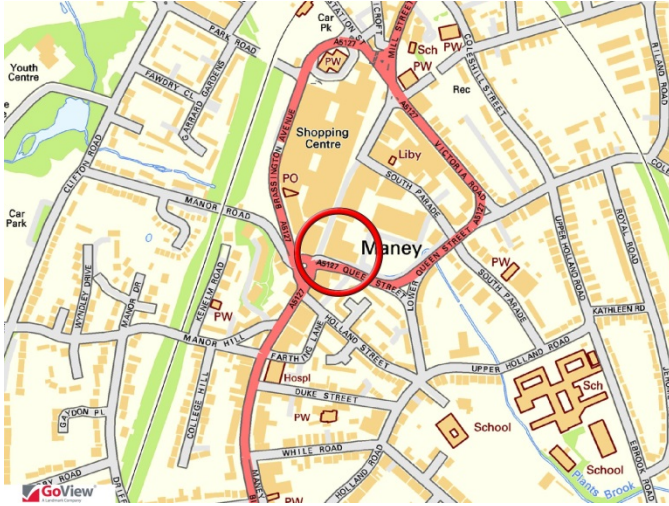
Richard Rae

Rae & Co

Tel: 01782 646 555

SMB
Stephens McBride

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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.