

135 CHESTER ROAD, STREETLY, SUTTON COLDFIELD, B74 2HE



TO LET

GROUND FLOOR SHOWROOM/RETAIL
ACCOMMODATION
(INCLUDING OFFICES/ANCILLARY
WAREHOUSE)

2,064 sq.ft/191.74 sq.m

- Prominent corner position, situated at the intersection of Chester Road (main arterial route – considerable traffic flow – A452) and Manor Road.
- Directly opposite a Tesco Express.
- Excellent (forecourt) off-street car parking.
- Double fronted.
- Surrounding areas are densely populated residential (high value).
- Within close proximity to Sutton Park/golf course.
- Circa 3 miles from Sutton Coldfield town centre.



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LOCATION

The subject premises occupies a prominent corner position, situated at the intersection of Chester Road (main arterial route – considerable traffic flow – A452) and Manor Road.

Surrounding areas are residential – relatively high value, including Sutton Park/golf course.

Sutton Coldfield town centre is located approximately 3 miles south east.

DESCRIPTION

The subject premises provides predominantly ground floor showroom/retail accommodation including ancillary storage and first floor offices.

Benefits include:

- Substantial frontage – double fronted.
- Substantial glazed display windows – aluminium framed/double glazed.
- Suspended ceilings.
- Excellent off-street car parking (forecourt).
- Gas fired central heating

ACCOMMODATION

Retail/showroom	1,425 sq.ft./132.38 sq.m.
Ground floor warehouse	277 sq.ft./ 25.73 sq.m.
First floor offices	362 sq.ft./ 33.63 sq.m.
Total Accommodation	2,064 sq.ft./191.74 sq.m.

TERM

5 years.

RENTAL

£19,750 p.a. exclusive

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value (combined) £16,450

Rates Payable circa £8,000

MAINS SUPPLIES

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

PLANNING

We have been verbally advised by the local planning authority that the subject premise can be utilised on the basis of Use Class A1 (Retail).

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

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

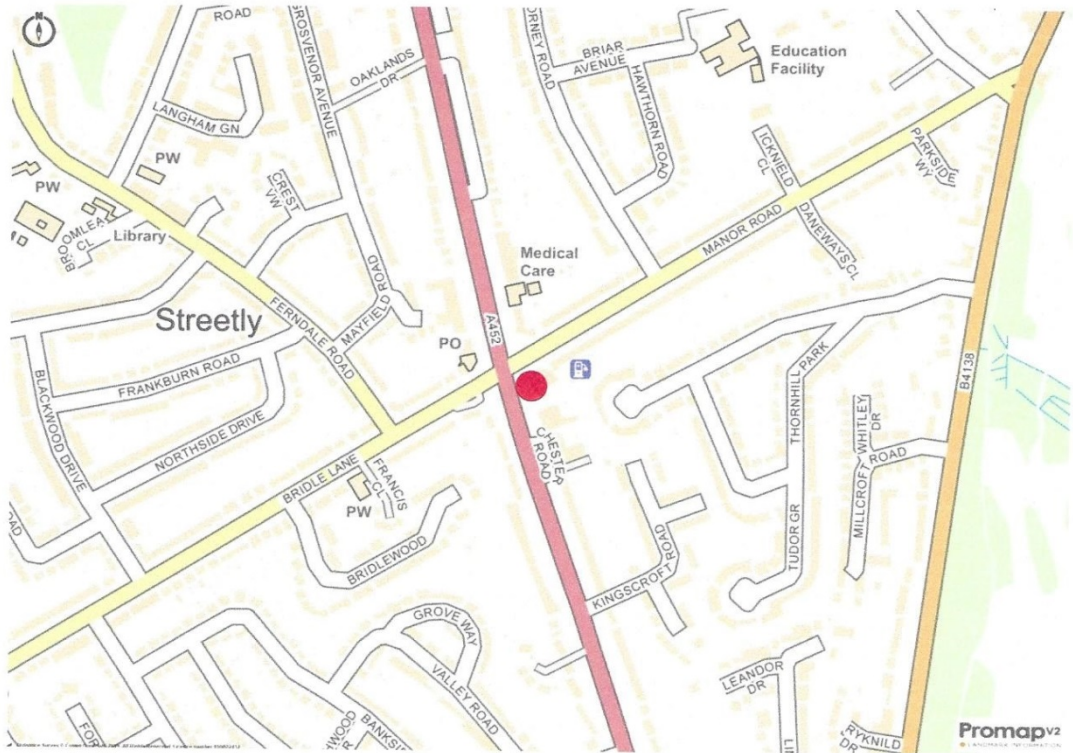
E: robert@smbsurveyors.com

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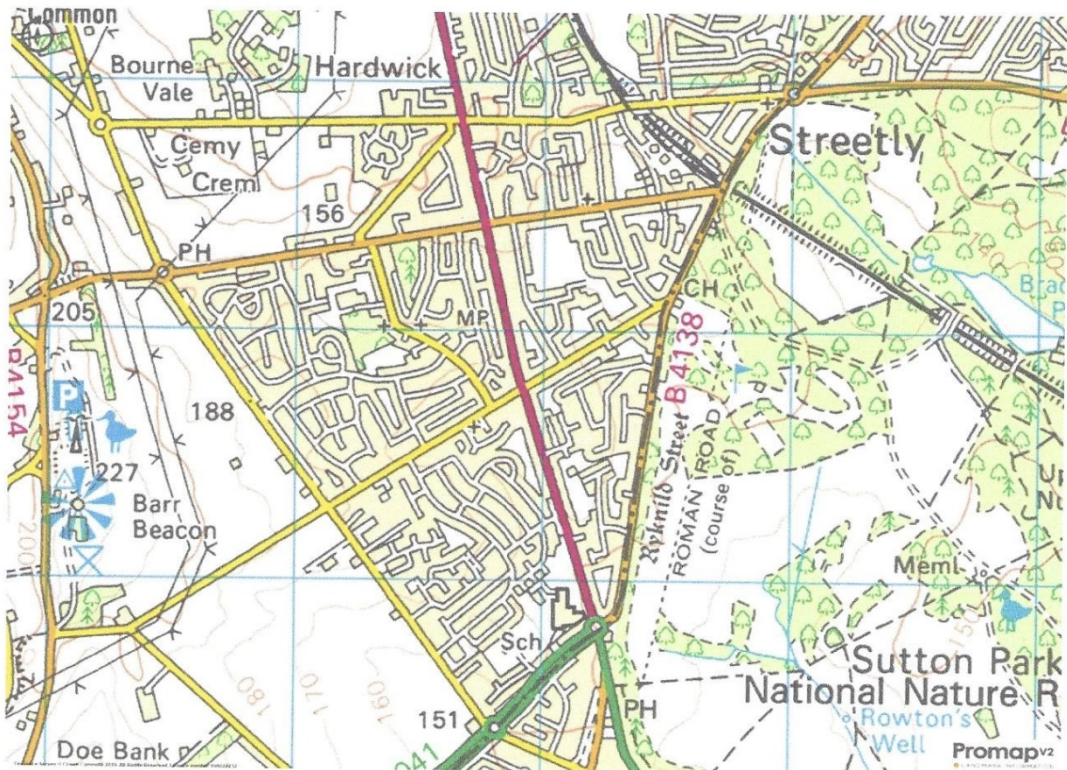
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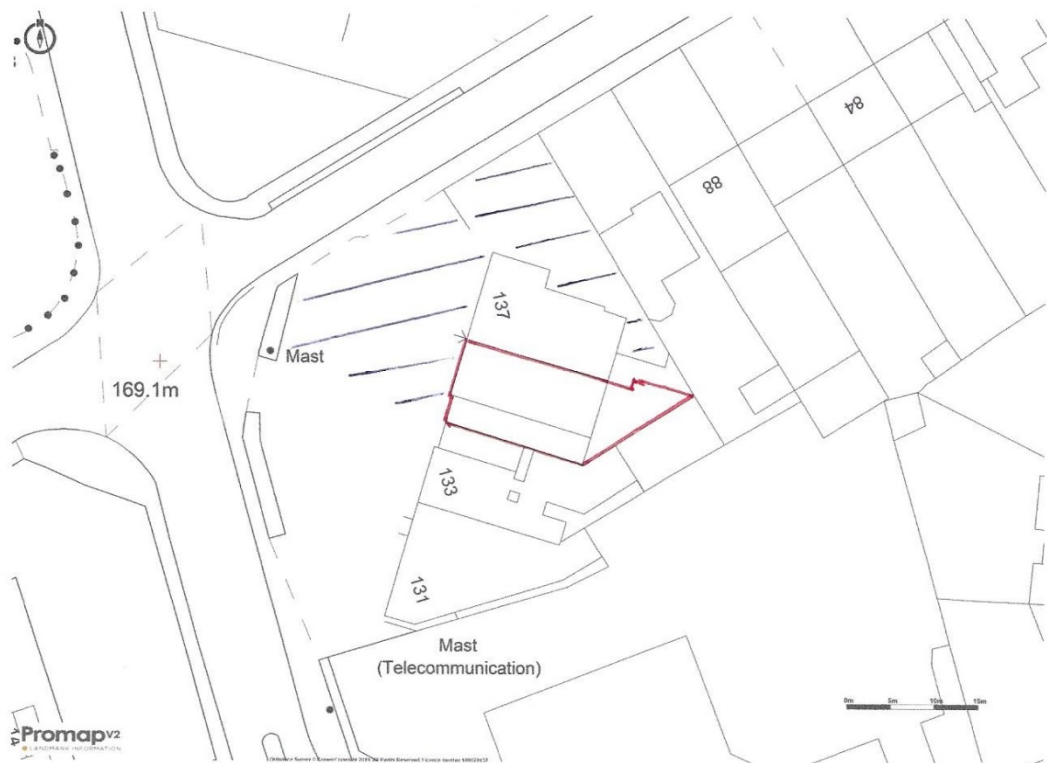
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NOTICE

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.