

251 EACHELHURST ROAD, WALMLEY, SUTTON COLDFIELD,
WEST MIDLANDS, B76 1DT



TO LET

GROUND FLOOR
RETAIL/HOT FOOD
OUTLET

915 sq.ft/85 sq.m

- Prominent corner position.
- Enjoying direct frontage onto Eachelhurst Road (B4148) – main arterial frontage – considerable traffic flow.
- Off-street loading to the rear.
- Communal forecourt parking.
- Directly opposite Pype Hayes Golf Course/Park.
- Double fronted/full height glazed.
- Electrically operated security shutter.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

The subject premises forms part of an extremely popular, terraced retail parade, situated at the inter-section of Eachelhurst Road (main arterial route- considerable traffic flow) and Westlands Road.

Surrounding areas are densely populated residential.

Pype Hayes Golf Course/Park is located directly opposite.

DESCRIPTION

The subject premises provides ground floor accommodation, which can be utilised on the basis of retail (class E), restaurant (class E) or hot food takeaway (sui generis – subject to planning).

Double fronted – full height glazed.

Electrically operated security shutter.

Off-street loading to the rear.

Communal forecourt parking.

ACCOMMODATION

915 sq.ft/85 sq.m.

MAINS SUPPLIES

All mains supplies are connected on a primary basis, including gas, electricity, water and drainage.

TENURE/RENTAL

The property is available on the basis of a 5 year term, at an asking rental level of **£20,000 per annum** exclusive.

VAT

VAT is not applicable.

RENTAL PAYMENTS

Quarterly in advance.

ANNUAL INSURANCE PREMIUM

The annual insurance premium payable by the tenant will be in the region of circa, **£475**.

PERMITTED USE

The subject premises can be utilised on the basis of either retail or restaurant.

Hot food takeaway use will be permitted, subject to planning.

BUSINESS RATES

April 2023

Rateable Value : £10,250
Rates Payable, circa £5,000

It is important to note that Small Business Rates Relief may apply.

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

SMB
Stephens McBride

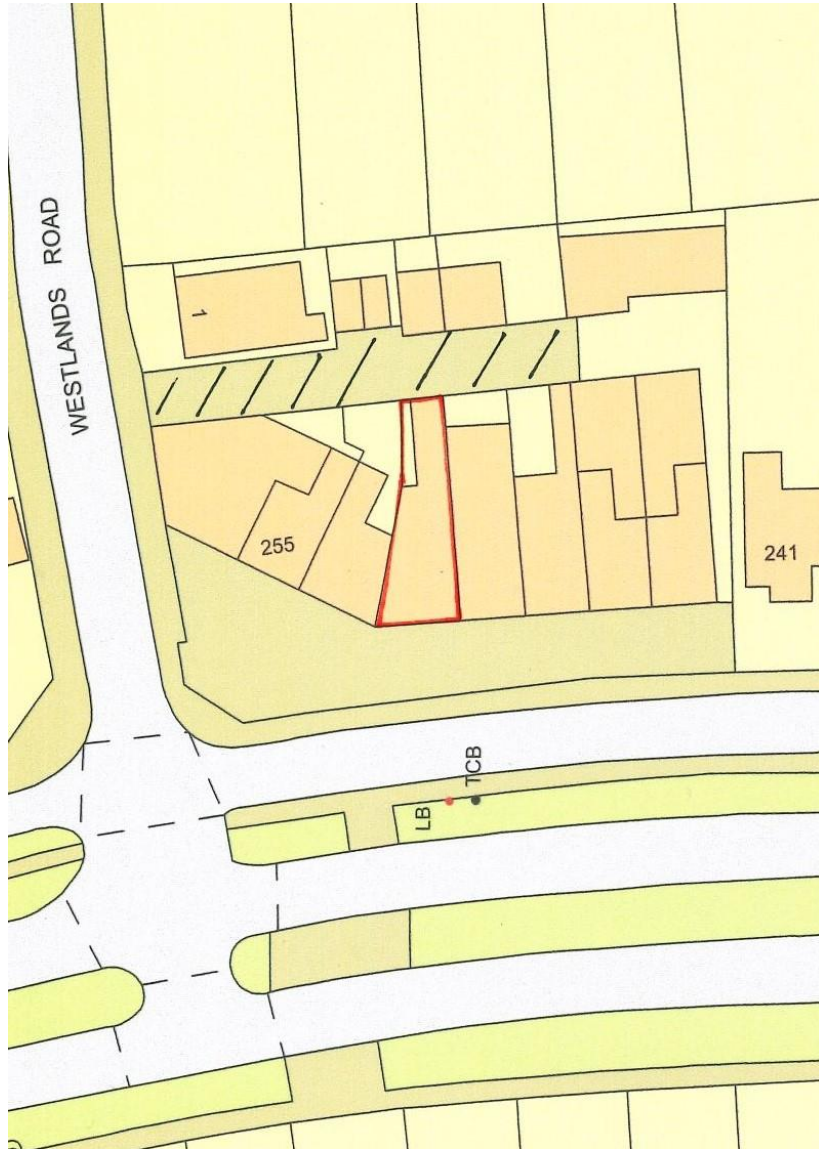
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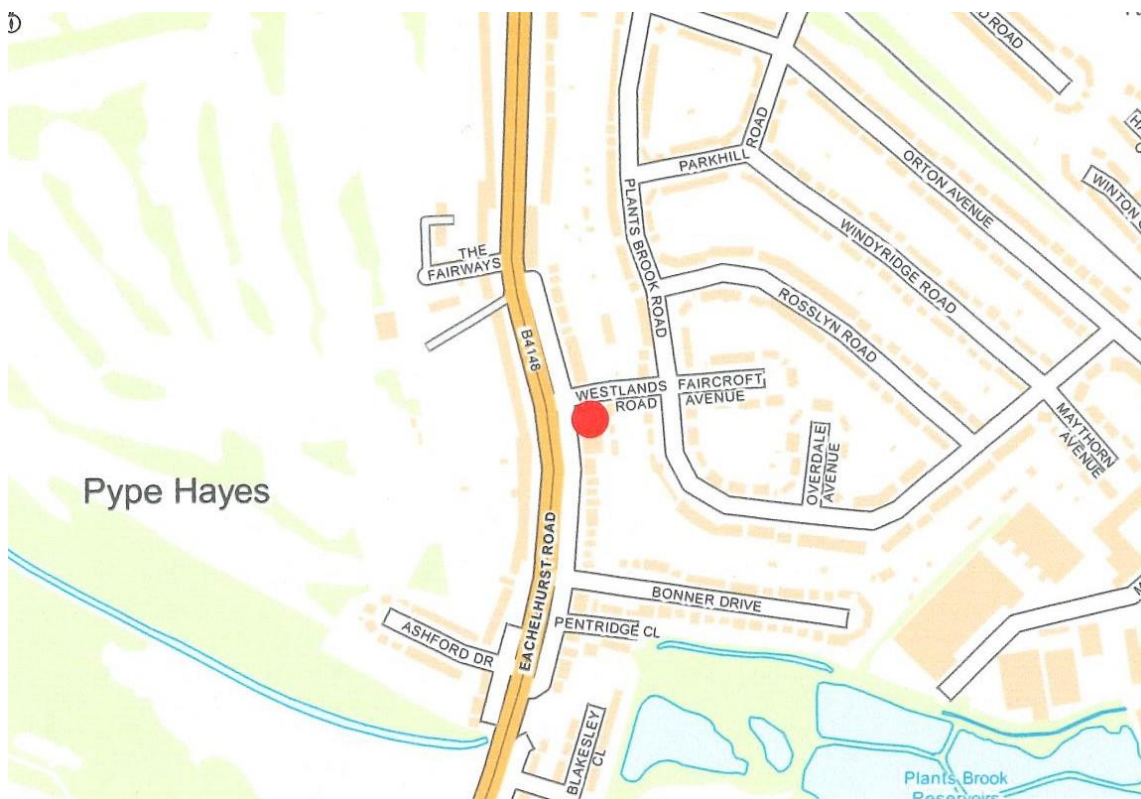
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COLDFIELD, WEST MIDLANDS, B76 1DT



251 EACHELHURST ROAD, WALMLEY, SUTTON COLDFIELD, WEST
MIDLANDS, B76 1DT

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.