



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

info@apretail.co.uk
www.apretail.co.uk

SUTTON COLDFIELD
Unit 9
The Lanes Shopping Centre
Wylde Green
B72 1YG

**Shop lease for sale with
the benefit of Sui Generis
planning consent.**

LOCATION

This shop is located in a prominent trading position within The Lanes Shopping Centre, being close to Costa Coffee and Sainsburys Local.

DEMISE

Ground floor sales area with rear access for deliveries.

FLOOR AREAS

Ground floor sales	696 sq ft
Ground floor store	34 sq ft

LEASE

The shop is held on an effective full repairing and insuring lease for a duration of 10 years from June 25th 2021

RENT

Year 1	£10,000 pax
Year 2	£10,500 pax
Year 3	£11,000 pax
Year 4	£11,000 pax
Year 5	£11,000 pax

Please note rent payments will be subject to VAT.

RENT REVIEW

5th year

TERMS

On application

RATING ASSESSMENT

Rateable value	£7,100.00
Rates payable	£3,550.00 (2023-24)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction and will share the reasonable professional costs of the Landlords in processing the assignment.

VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited
Tel: 01527 578820
Email: adam.apretail@gmail.com

ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

**All transactions stated are exclusive of VAT
SUBJECT TO CONTRACT**

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property
April 2023