



TO LET

Retail / Office Premises

4 Hill Village Road, Mere Green, Sutton Coldfield, B75 5BA

TOTAL 1,267 SQ FT (118 SQ M) NIA

£17,000 per annum

LOCATION

The property is situated in a busy position fronting Hill Village Road immediately adjacent to the island junction with Mere Green Road (B4151) and Lichfield Road (A5127). Occupiers in the immediate vicinity include a Sainsbury's Superstore and many other national and local retailers within Mere Green and the Mulberry Walk Shopping Centre.

DESCRIPTION

The property comprises three storey accommodation of traditional brick and tile construction, most recently occupied as a Solicitor's office the accommodation is accessed via a front entrance door within the full height glazed shopfront.

The accommodation provides office accommodation, adaptable to other retail uses on the ground floor. The first and second floors are accessed via a staircase and provide further office accommodation. The property has kitchen and toilet facilities and gas fired central heating.

ACCOMMODATION

	sq m	sq ft
Ground Floor	56.95	613
First Floor	36.52	393
Second Floor	24.24	261
Total	117.71	1,267

RENT

£17,000 per annum

LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

BUSINESS RATES

Rateable Value £ 13,500

PLANNING

The property was last occupied under an A2 Use Class. Since 1 September 2020 this has been revised to the new Use Class E.

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

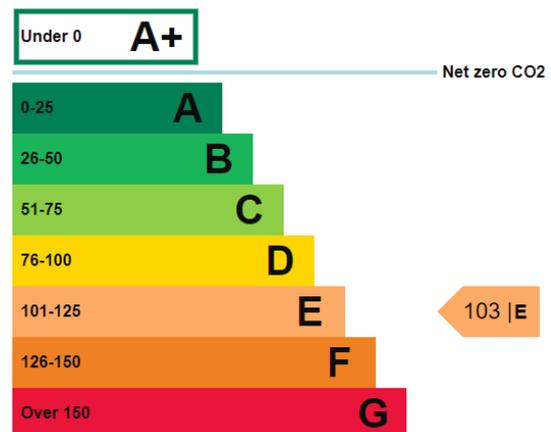
LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

EPC



VIEWING

Strictly by prior appointment:

Richard Bache

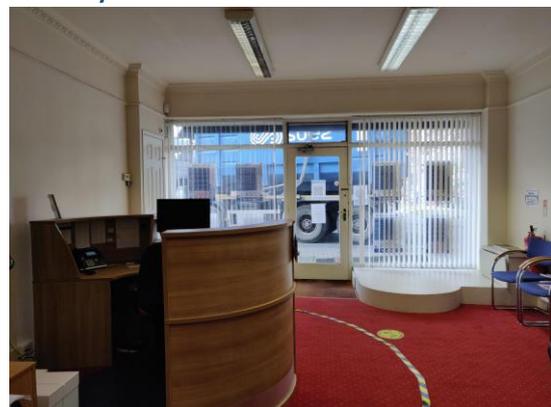
richard.bache@pennycuick.co.uk

Jack Summers

Jack.summers@pennycuick.co.uk

SUBJECT TO CONTRACT

February 2021



Misrepresentation Act 1967: Pennycuick Collins Chartered Surveyors (and their joint agents where applicable) for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not amount to, nor amount to any part of, an offer or contract. (2) None of the statements contained in these particulars should be relied on as statements or representations of fact, therefore all prospective purchasers or tenants must satisfy themselves as to their accuracy. (3) Neither the vendor nor lessor of this property, nor Pennycuick Collins Chartered Surveyors (or any person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property. (4) The reference to any plant, machinery, equipment, services, fixtures or fittings at this property shall not amount to a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the condition of such items for their requirements.

Maps included in this document are reproduced by permission of Geographer's A-Z Map Co. Limited. License No. A0429. The maps are based upon Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationary Office. © Crown Copyright 2002.