



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ

ON THE INSTRUCTIONS OF RPMI

PROMINENT TOWN CENTRE LEISURE / RESTAURANT ACCOMMODATION

TO LET

101 THE PARADE, SUTTON COLDFIELD

B72 1PL

Location

Sutton Coldfield is an affluent commuter town situated approximately 10 miles north east of Birmingham City Centre, 11 miles south of Lichfield and 9 miles south west of Tamworth. Access to the motorway network is facilitated via Junction 9 of the M42 situated approximately 5 miles to the east.

The subject premises occupy a prominent position at the corner of the Parade and Queen Street, being above an existing Aldi Supermarket. Other occupiers of note in the immediate vicinity include **H&M, Boots and The Entertainer.**

Description

The subject premises comprise an extensive first floor area currently fitted as a restaurant with dedicated ground floor access from the Parade by way of stairs and lift. Parking is available to the rear within the car park of Newhall Walk Shopping Precinct.

Accommodation

Ground Floor – Entrance from Parade		
First Floor – Main Trading Area	1,421sqm	15,295 sqft

Rental

Offers in the region of £125,000 per annum exclusive are invited.

Tenure

The premises are offered by way of a new fully repairing and insuring lease for a flexible term of years to incorporate 5 yearly upward only rent reviews.

Rating Assessment

Rateable Value £99,601

The information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging Authority to confirm rates payable and whether any transitional/Covid relief applies.

Planning

From our enquires we understand the subject premises currently benefit from Use Class E and formerly traded as a World Buffet Restaurant.

Energy Performance Certificate

EPC is available upon request.

Legal Costs

Each Party are to be responsible for their own professional costs incurred in the proposed transaction.

Viewing

Strictly by appointment with the sole agent:-

Jon Rowley
Rowley Hughes Thompson
DD: 0121 212 7801
Email: jonr@rhtretail.co.uk

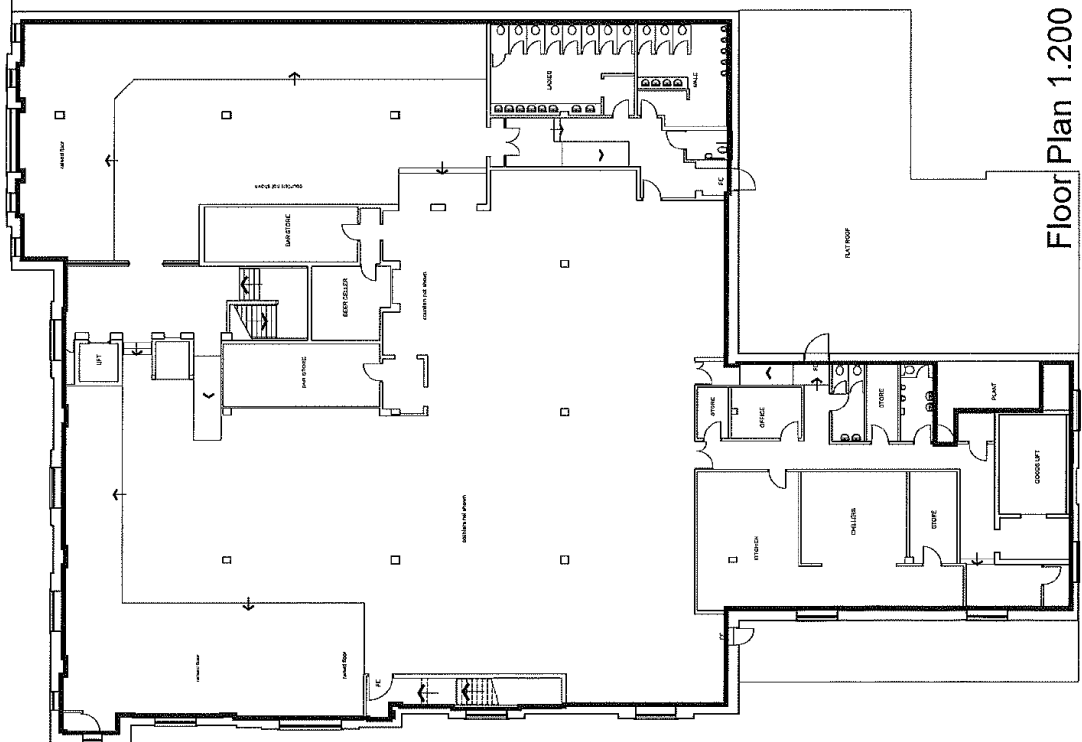
Date prepared: March 2021. Transactions are stated exclusive of VAT,
Subject to Contract



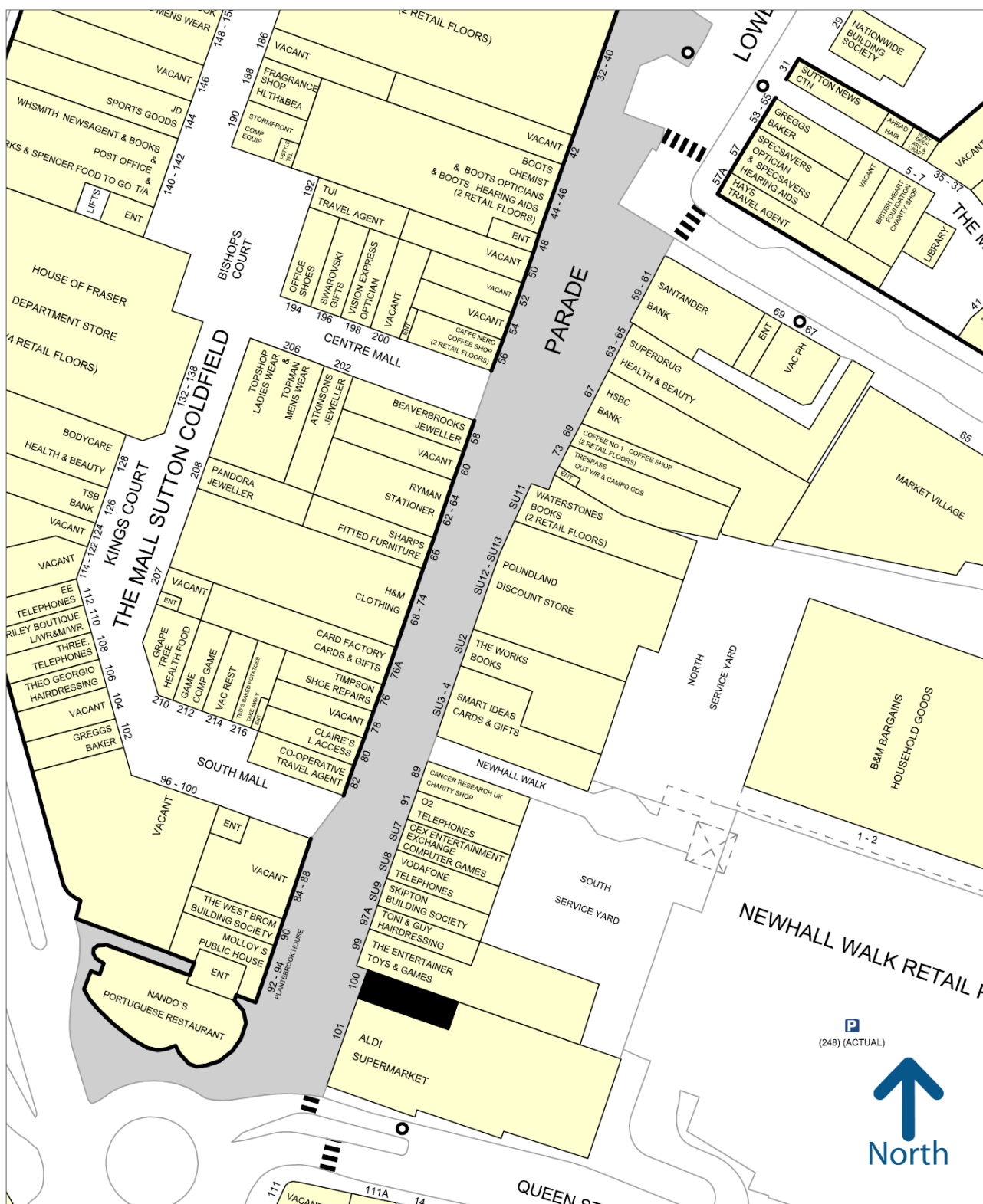
Location Plan 1.1250


 dig No. 002A
 client Jones Lang Lasalle
 project 101 The Parade, Sutton Coldfield
 West Midlands
 First Floor Lease Plan
 scale 1:1250 & 200 @ A3
 date 10.2019 IRW drawn

Architectural Design, Survey, CAD Technology
 www.woodley.co.uk



Floor Plan 1.200



Experian Goad Plan Created: 15/03/2021
Created By: RHT



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