

FOR SALE

22 HIGH STREET, SUTTON COLDFIELD
BIRMINGHAM, B72 1UX



RETAIL PREMISES

1,112.45 sq ft (130.35 sq m) (Approx. Total Gross Internal Area)

- Freehold retail property available on popular high street for sale at £225,000.00
- 7 miles to Birmingham City Centre and 5.5 miles to Lichfield

LOCATION

The property is located in the heart of Sutton Coldfield Town Centre, a well-established and affluent area in the West Midlands, just north of Birmingham.

This property sits in a prominent and highly visible position on the High Street surrounded by a mix of retail, leisure and professional services as well as being close to a residential area.

The area is known for its strong footfall, local amenities as well as being near Gracechurch Shopping Centre.

The site is well connected to the A5127 providing a direct route into Birmingham City Centre as well as being near to the A453 and A38, offering access to Lichfield and the surrounding areas.

Furthermore, the property is approximately 15 minutes from the M6 motorway, 20 minutes from the M42 motorway with access to the M5 and M40.

Sutton Coldfield Railway Station is 5-minute walk away, offering a regular service between Birmingham New Street station and Lichfield.

Local bus services also run along the High Street, connecting location neighbouring districts and Birmingham City Centre.

DESCRIPTION

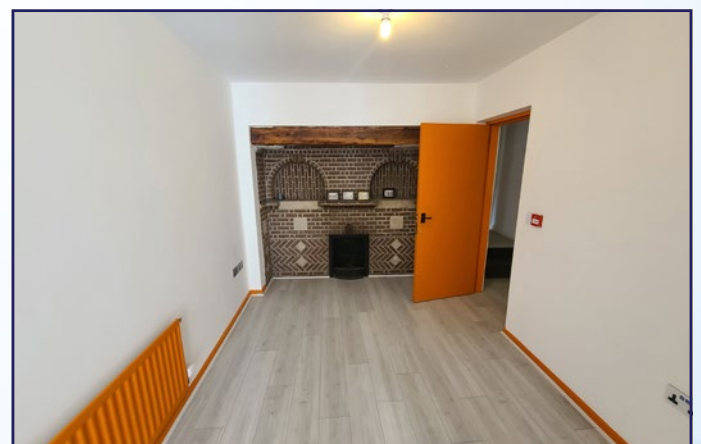
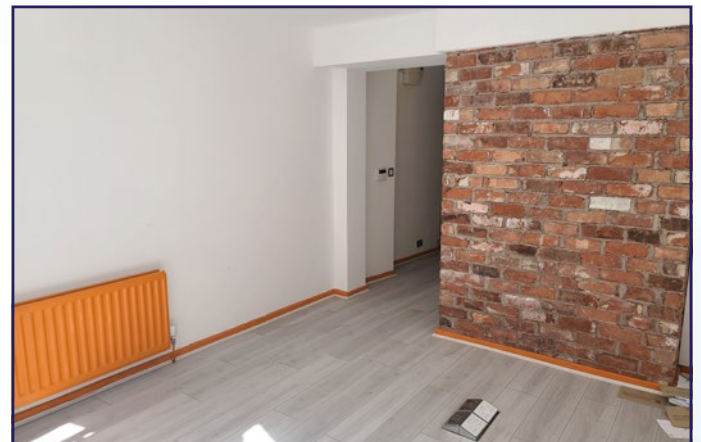
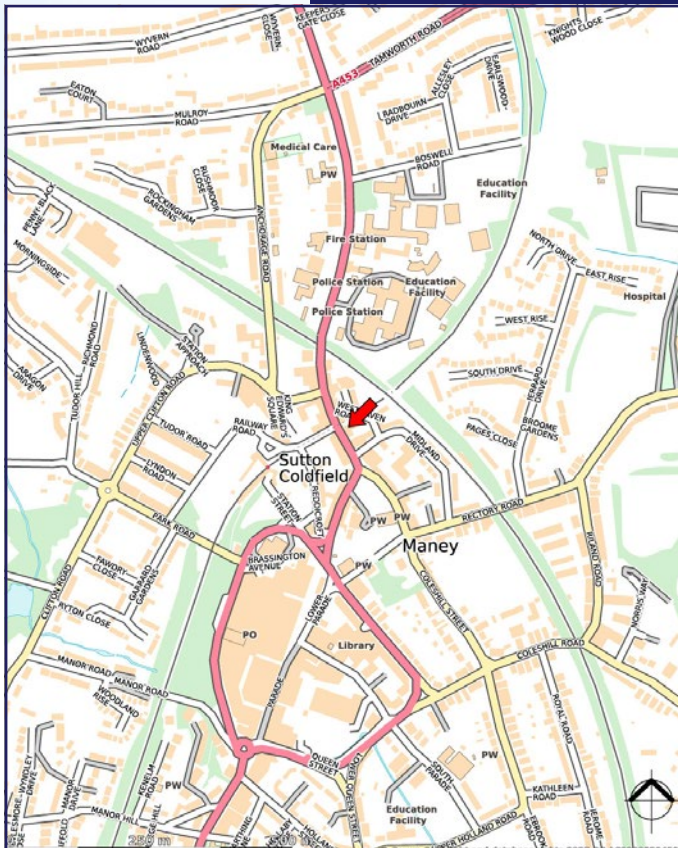
The property comprises of 2 rooms on the ground floor, a lower-level comprising of a kitchen and small W.C, two rooms on the first floor and two rooms on the second floor.

There is also a basement which has not been entered or measured.

The property is a grade 2 listed building of traditional brick build and a pitched roof.



POSTCODE: B72 1UX



ACCOMMODATION

AREAS	SQ M
Ground Floor Front	27.31
Ground Floor Rear	11.81
Kitchen	4.58
First Floor Front	15.36
First Floor Rear	12.44
Second Floor Front	16.34
Second Floor Rear	15.51
Basement	Not Measured
TOTAL Approx. Gross Internal Area	103.35

TENURE

The property is available freehold with vacant possession.

PRICE

£225,000 for the freehold interest with vacant possession.

SERVICIES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

BUSINESS RATES

2023 Rateable Value: £6,300.00

EPC

EPC Rating: D84



LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1276 Date: 07/25

Harris Lamb Limited Conditions under which particulars are issued.

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