



Subject to Vacant Possession

TO LET



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Retail Unit

762 sq.ft

(71 sq.m)

Unit 10, M The Lanes, Wylde Green, Birmingham, B72 1YG

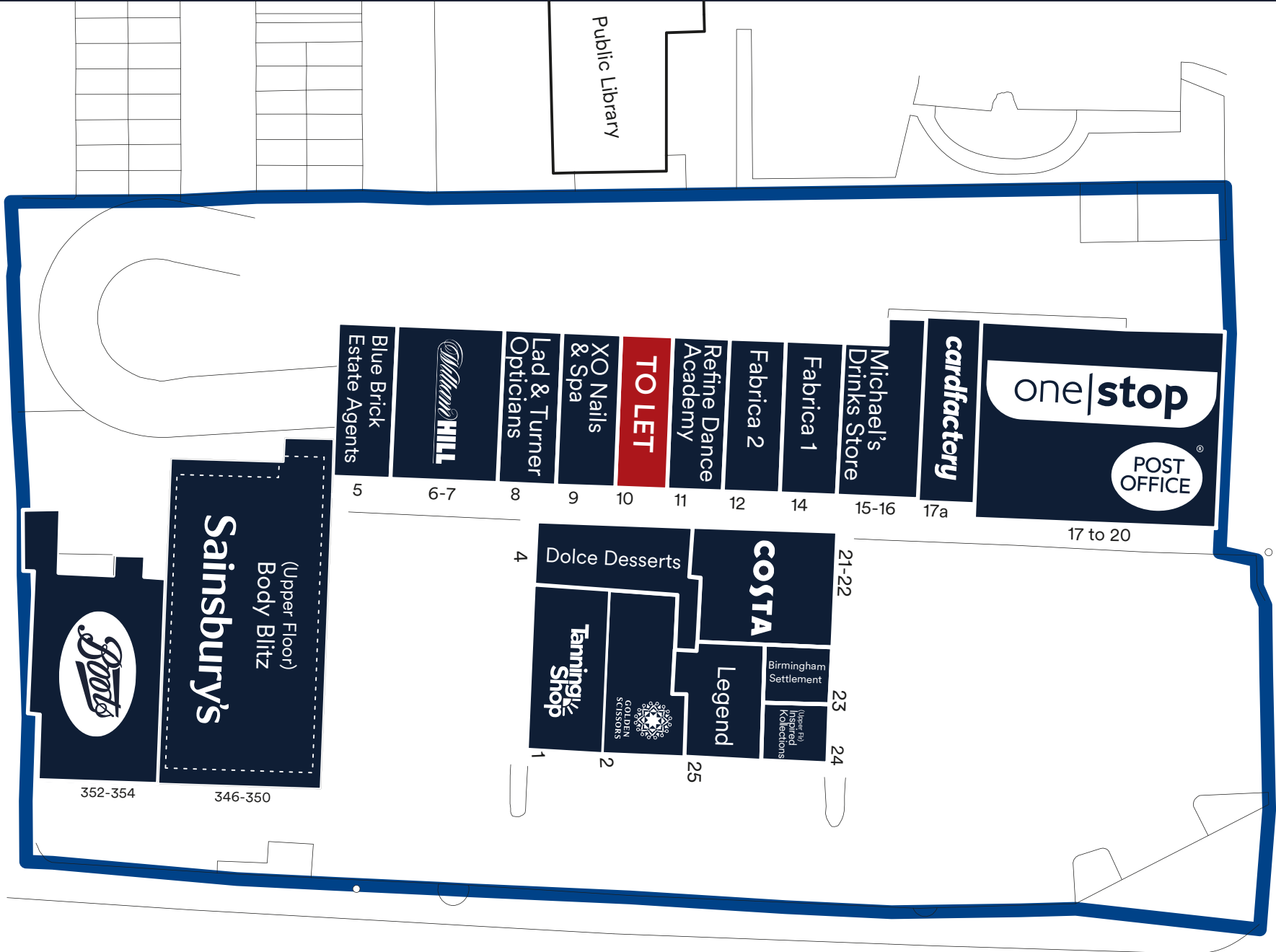
- Popular neighbourhood shopping centre
- 2 hours free parking
- Occupiers include One Stop, Sainsbury's, Costa Coffee, Boots

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## Unit 10, M The Lanes, Wylde Green, Birmingham, B72 1YG

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales (Subject to VP)	762	71
<b>TOTAL</b>	<b>762</b>	<b>71</b>

### Description

The premises are located within the well-established The Lanes Shopping Centre approximately 5 miles north east of Birmingham city centre and 1 mile south of Sutton Coldfield. The unit is immediately adjacent to William Hill and Sainsbury's Local, with other nearby occupiers including Boots and Costa coffee.

### Rent

£13,250 pa exclusive of rates, VAT and service charge.

### Rateable Value

Rateable value £9,600. Interested parties are advised to make their own enquiries with the local authority.

### Services

Mains electricity, water and drainage are connected to the property.



### Service Charge & Insurance

This unit participates in a service charge of £1,817.24 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Further information available upon request.

### Planning

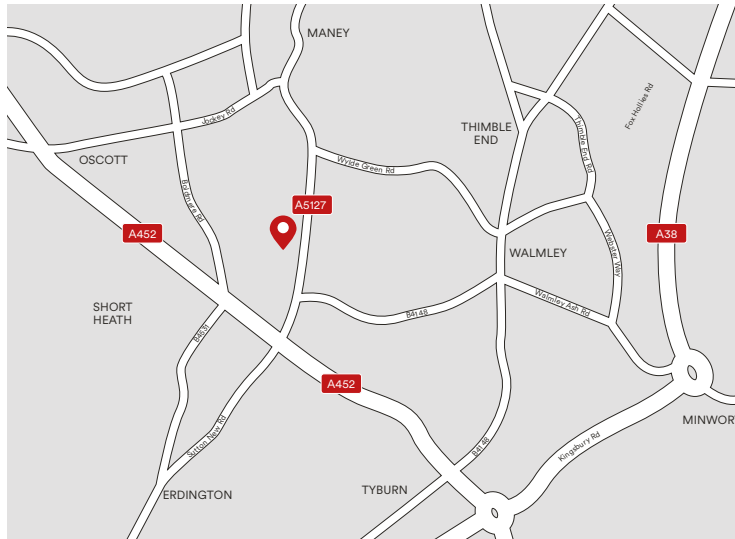
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

### Location - B72 1YG

The Lanes Shopping Centre, Wylde Green approximately 1 mile south of Sutton Coldfield.



### Viewing

Strictly via prior appointment with the appointed agent:

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

**Scott Robertson** 07831 856 733  
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