



TO LET

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

M **M[®]Core**
LCP UK

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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
TOTAL	762	71

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

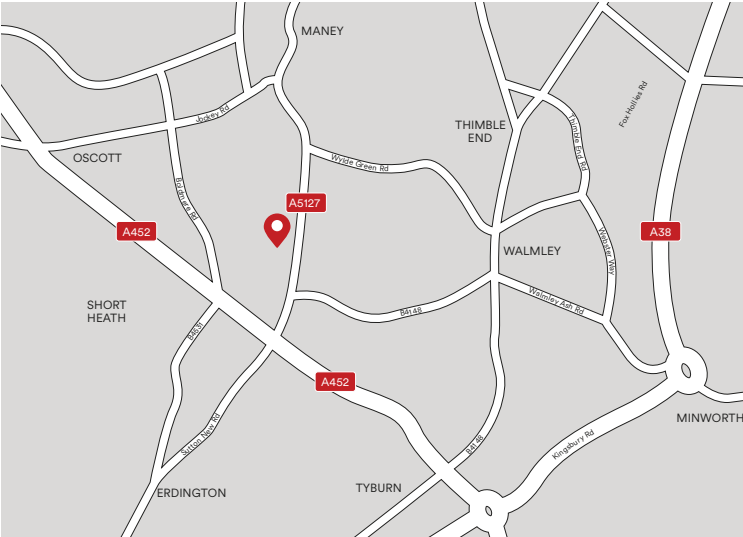
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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

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