



**M**

**1<sup>st</sup> FLOOR, 346-350**

M The Lanes, Sutton Coldfield  
Warwickshire  
B72 1YG

Local Occupiers Include

**Sainsbury's**  
**cardfactory**





### DESCRIPTION

The subject unit comprises of first floor space above the Sainsburys unit, within the well-established M The Lanes Shopping Parade. The Parade is located approximately 2 miles south of Sutton Coldfield.

The parade comprises of 23 units with on-site customer parking.

- Tenants include Sainsburys, Boots, Costa, One Stop, Card Factory, William Hill, Dolce Desserts and The Tanning Shop.

### UNIT SIZE

Total Area: 5,500 sq.ft (510.9 sq.m)

### RENT

£30,000 per annum

### BUSINESS RATES

Rateable Value: £12,500

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £15,000 per annum exclusive.

Insurance: Approx £1,450

### ENERGY PERFORMANCE

EPC rating B. Further information available upon request.

### PLANNING

Subject to 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.



# 23

Units On-Site



# 53,767 sq.ft

Total Area



**What Three Words**  
suffer.lately.knee



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### Viewing

Strictly via prior appointment  
with the appointed agents

### Creative Retail

**0121 400 0407**

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