



TO LET – RETAIL UNIT

Sutton Coldfield Station

B73 6AY



Operated by West Midlands Trains

Location:

Sutton Coldfield Station is located within Sutton Coldfield Town Centre, a short distance from The Parade Shopping Centre. The station provides commuters with regular access to Birmingham New Street, Redditch, Lichfield City and Lichfield Trent Valley.

**1.77m +
Annual Footfall***

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

Medium size retail unit with flexible footprint which is available now. Would suit Grab and Go Coffee or Food offering.



* Footfall figures from the Office of Rail & Road for 2019/20



Property:

The premises comprise a retail unit that is located on Platform 2 adjacent the waiting room. The unit benefits from a storage area..

Unit Size:

Retail Unit: 31.12 sq.m. 335 sq.ft.
Storage: 26 sq.m. 280 sq.ft.

Rent:

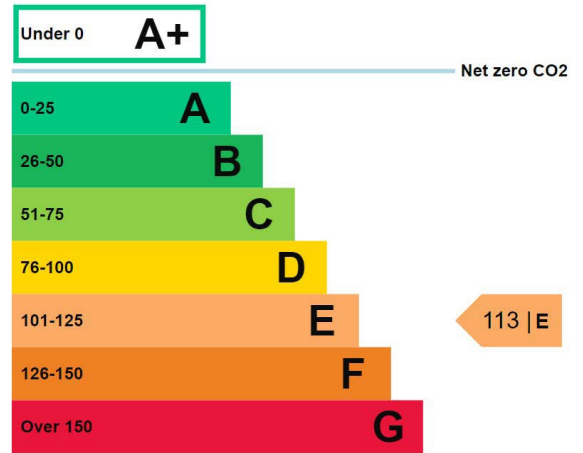
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fess



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