



# AESTHETIC

HEALTH & FITNESS CLUB

A FRESH & VIBRANT APPROACH TO FITNESS

A GREAT RANGE OF AUDIO EQUIPMENT INCLUDING HEADPHONES & SPEAKERS WITH WIRELESS

LADIES £15 Per Month

- FUNCTIONAL AREA
- BOXING RING & BAGS
- 5 STAR PERSONAL TRAINERS & NUTRITION EXPERTS

Sainsbury's Local

AESTHETIC

Free cash withdrawals  
Sainsbury's Bank

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: £13,836 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

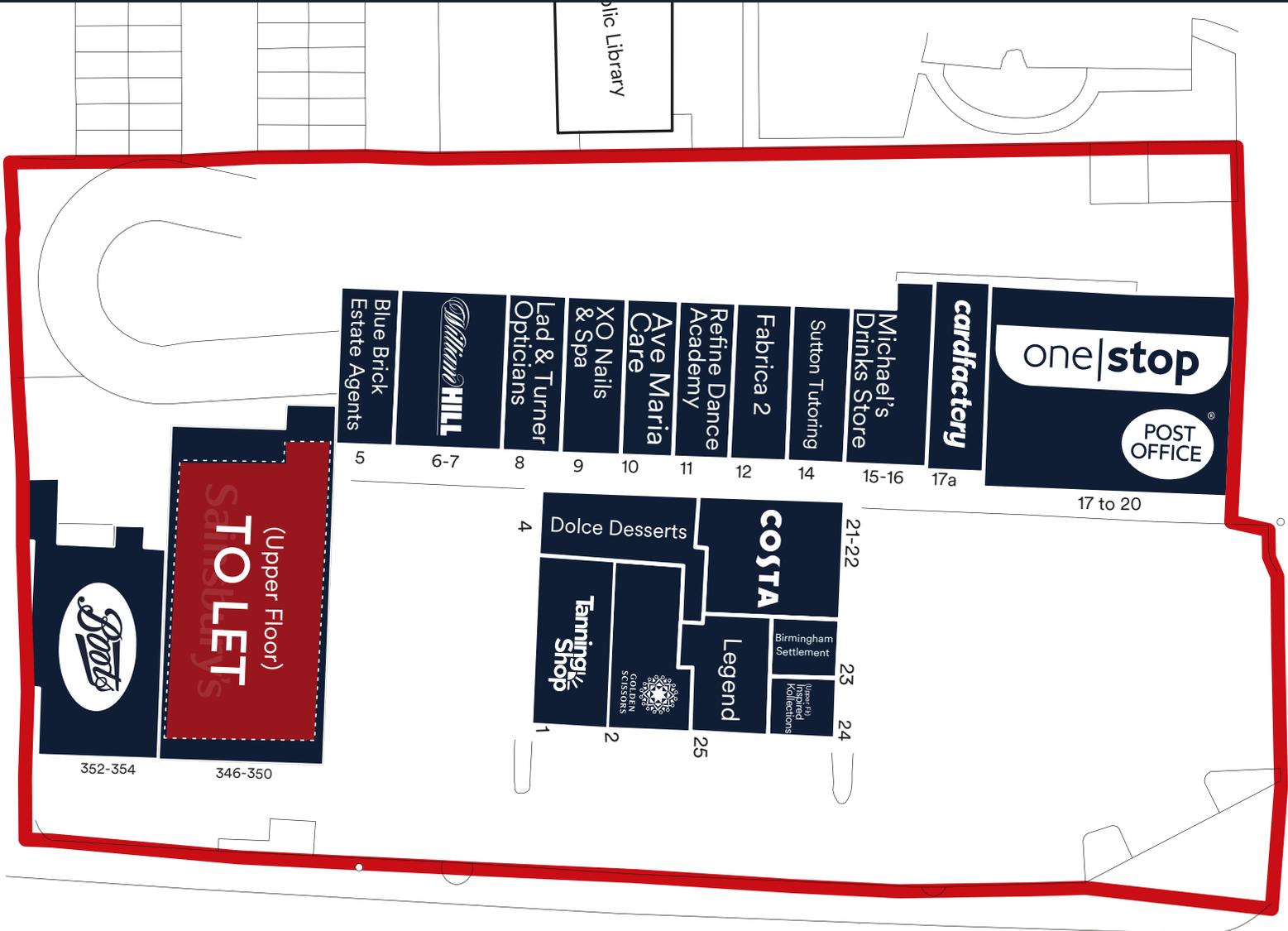


53,767 sq.ft

Total Area



What Three Words  
suffer.lately.knee



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**Viewing**  
 Strictly via prior appointment  
 with the appointed agents

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BIRMINGHAM ROAD

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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.