



762 sq.ft
(71 sq.m)

SUBJECT TO VACANT POSSESSION

M **UNIT 10**

M The Lanes, Sutton Coldfield
Warwickshire
B72 1YG

Local Occupiers Include

Sainsbury's
cardfactory



DESCRIPTION

The subject unit comprises of ground floor space located opposite Costa and Dolce Desserts, 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: 762 sq.ft (71 sq.m)

RENT

£13,250 per annum

BUSINESS RATES

Rateable Value: £9,600

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £1,817.24 per annum exclusive.

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

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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