

TO LET

14a Northfield Shopping Centre, Northfield,
Birmingham, West Midlands, B31 2JU

SUBJECT TO VACANT POSSESSION



Location

Northfield is a busy Birmingham suburb located approximately 8 miles to the South West of the city centre. Retailing in Northfield is dominated by the Shopping Centre where current occupiers include **JD Sports, Iceland, Peacocks, Warren James, New Look, Holland & Barrett, PepCo** and **Superdrug**.

Phase II of the centre is planned to be redeveloped and replaced with a supermarket with a surface car park.

Description

The property is situated in a busy trading location within the covered Northfield Shopping Centre.

Accommodation

| Address | Sq M | Sq Ft |
|-------------------------------|---------------|--------------|
| Ground Floor | 162.2 | 1,746 |
| Basement Storage/Loading Area | 5.39 | 58 |
| Total | 167.59 | 1,804 |

Rent

£25,000 Per Annum Exclusive

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

VAT

VAT is applicable.

Business Rates

We are advised that the rating assessment is as follows:
Rateable Value: **£19,250** per annum
Please contact the Local Authority for further information.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

EPC

A copy of the EPC is available upon request.

Service Charge

There is an annual service charge of **£19,827** per annum (ex VAT).

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

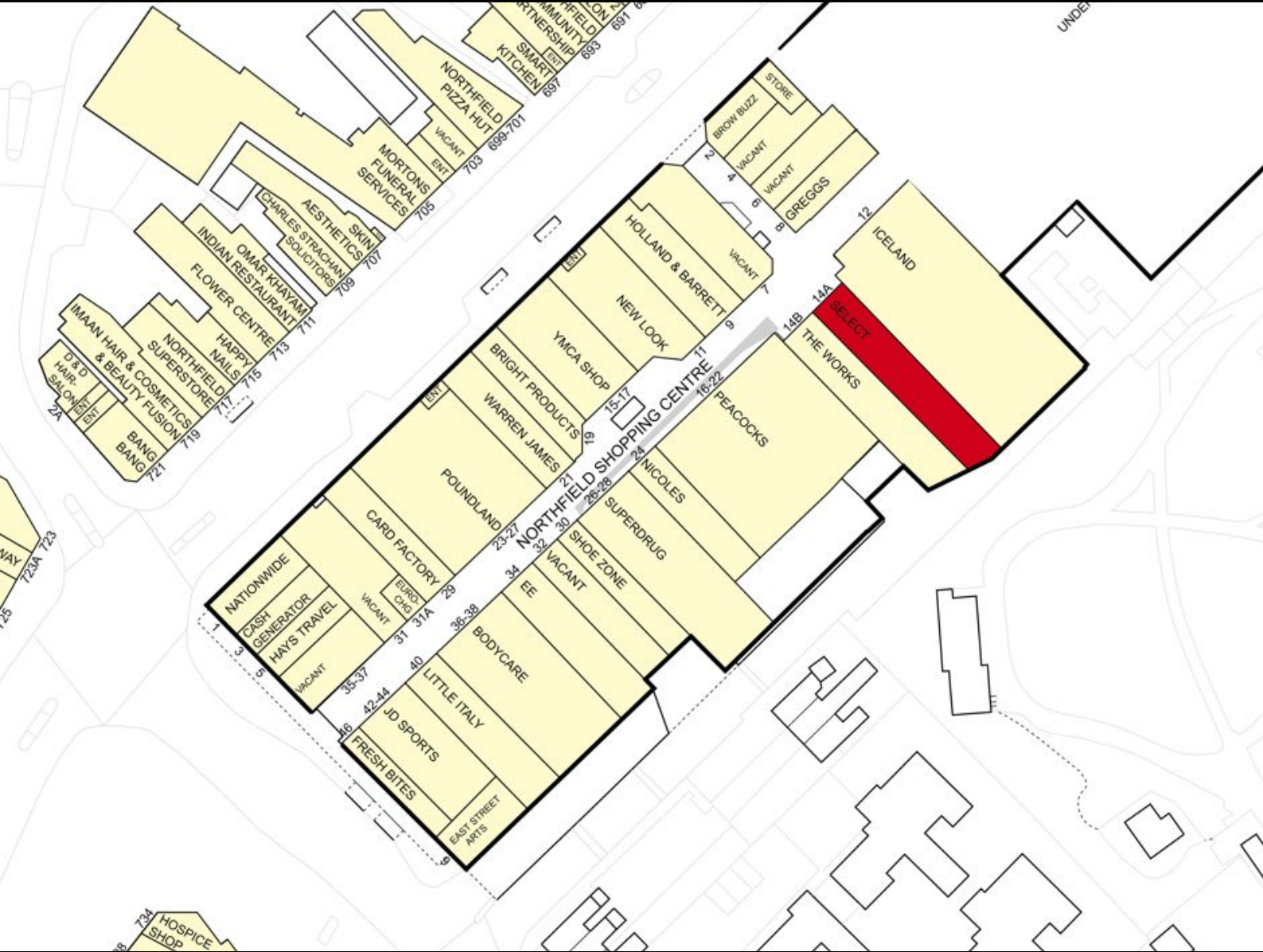
Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail