

Longbridge

To Let

Unit 2 , Longbridge Shopping Park, Birmingham, B31 2UT



Quoting Rent
£17,000 pax



Size
560 sq ft



Prominent Location
Anchored by M&S and Sainsburys



Planning
Suitable for a range of uses within Class E (subject to planning)



Drive Time
CACI estimate of 1,752,000 within a 30-minute drive-time.

Get more information

Richard Jones

+44 (0)121 609 8719

+44 (0)7717 720808

richard.jones@avisonyoung.com

Sam Bellamy

+44 (0)121 609 8181

+44 (0)7827 079762

sam.bellamy@avisonyoung.com

**AVISON
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Retail/Grab & Go Food - Unit To Let

Unit 2, Longbridge Shopping Park, Birmingham, B31 2UT

Location

Longbridge is one of the largest and most significant regeneration schemes in the UK. It is a £1 billion initiative to breathe new life into one of Britain's most famous industrial areas. The town is situated on one of the main arterial routes into the centre of Birmingham and located 10 miles southwest of Birmingham City Centre. The park benefits from excellent transport links with Longbridge Station adjacent to the scheme and the M5 and M42 motorways both within a 10-minute drive. The Shopping Park comprises 319,000 sq ft of retail and leisure accommodation anchored by M&S and Sainsburys.

The subject property is situated with frontage onto Longbridge Lane, opposite Longbridge Train Station and its associated multi-storey car park, providing strong connectivity into Birmingham City Centre. Operators in the same parade include Istanbul Grill, and 3 C J Cycle Centre. Other notable occupiers in proximity include Costa, Greggs, AP Morgan and KFC.

Accommodation

The unit is arranged over ground floor only, providing the following approximate internal floor areas:

Floor	Area (sq ft)	Area (sqm)
Ground	560	52

Lease Terms

Available by way of a new lease, terms to be agreed.

Rent

£17,000 pax

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.



Business Rates

We understand that the property is assessed as follows:

Rateable Value:	£8,900
UBR:	£0.49
Rates Payable:	£0

We understand that the property is exempt from paying Businesses Rates. Interested parties should carry out their own investigations.

EPC

The Energy Performance Asset Rating is B35. A certificate can be made available.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service Charge

We understand the current service charge payable to be £649.84 pa.

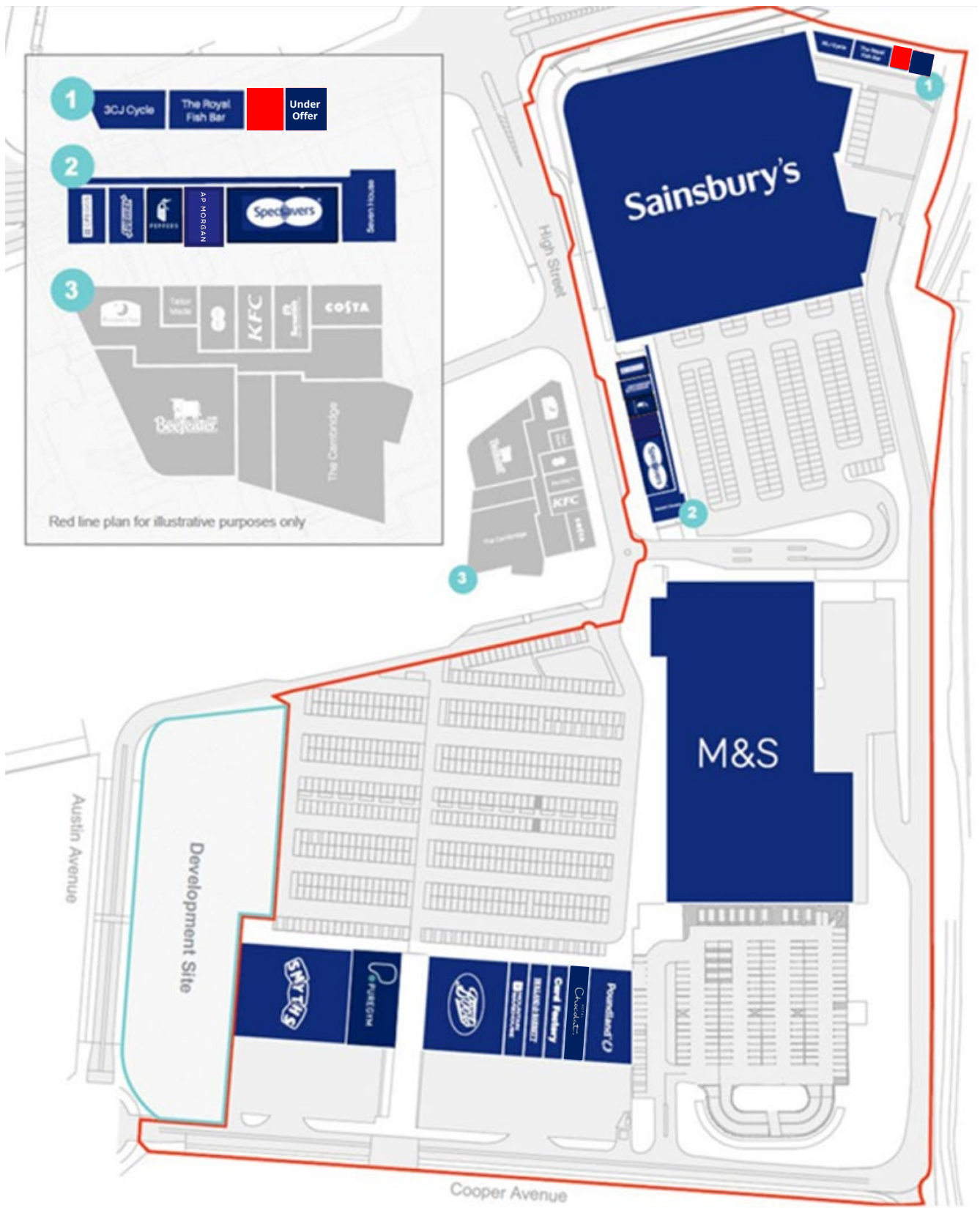
VAT

VAT if applicable will be charged at the standard rate.

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