

SHOP TO LET

Unit 2, Maypole Retail Park
Maypole Lane, Birmingham,
B14 5JF



LOCATION

The premises are located in the popular retailing suburb of Maypole approximately 8 miles south of Birmingham city centre. The premises front the busy A435 Alcester Road, which is one of the main arterial routes into Birmingham City Centre, and benefit from lying within close proximity of Junction 3 of the M42.

The premises benefit from a substantial frontage and customer parking to the rear. The premises sit adjacent to **Halfords** and **Ladbrokes** with other nearby occupiers including **Sainsbury's**, **Aldi**, **Greggs** and **Boots**.

ACCOMODATION

The property provides the following approximate floor area:

Net Internal Area: 509.57m² 5,485 sq ft

*There are approximately 64 shared customer parking spaces to the rear of the property.

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category B (50).

A copy of the Energy Performance Certificate can be made available upon request.

PLANNING

The premises have an existing A1 (retail) planning consent, but are considered suitable for a variety of uses subject to obtaining the necessary planning consent.

RENT

£82,500 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

The service charge is currently running at £6,784 per annum.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE £51,500
(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

VAT

The property has been elected for VAT.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with the Sole Retained Agents

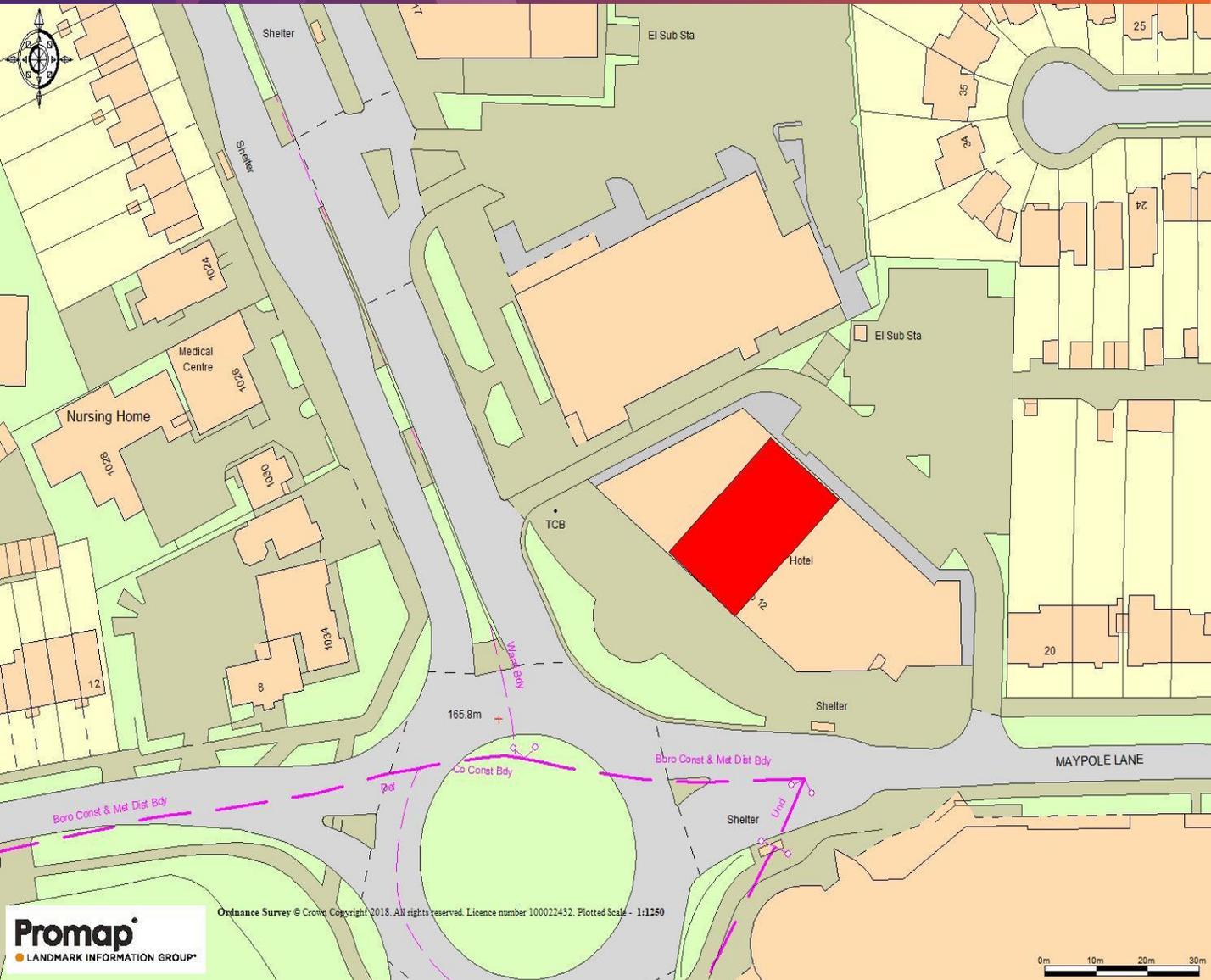
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

Details correct at the time of print July 2018


CREATIVE RETAIL
PROPERTY CONSULTANTS

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