SHOP TO LET
954 Walsall Road, Scott Arms Centre, Great Barr, Birmingham, B42 1TQ

LOCATION
Scott Arms is Great Barr is a well known suburb in the North West conurbation of Birmingham.

The shopping centre is prominently situated at the cross roads of two significant arterial roads; the A34 Birmingham/Walsall Road which connects Birmingham to Walsall and the A4041 connecting West Bromwich and Sutton Coldfield. Junction 7 of the M6 motorway is just over half a mile north of the Scott Arms.

The shopping centre benefits from a free surfaced car park as well as a catchment population of over 30,000 within one mile radius of the centre.

Current occupiers include Domino’s, Gregg, Iceland, Card Factory, Dignity and Well Pharmacy.

DESCRIPTION
A well configured ground floor retail unit.

ACCOMODATION
The premises comprise of the following approximate floor area:

Ground: 54.81m²  590 sq ft

TENURE
The premises are to be made available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

EPC
Energy Performance Asset Rating of the premises currently falls within category C (74).

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

RENT
£15,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE
The on account service charge for the current year is £1,315.72 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 £14,750
(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.

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

ANTI MONEY LAUNDERING
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS
Strictly by appointment with the Joint Retained Agents

TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

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