

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

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