

SHOP TO LET

106 Thistledown Road,
Castle Bromwich, B34 7EF



LOCATION

Castle Bromwich is a southern suburb of the borough of Solihull. It is located approximately 8.1 miles from Solihull and 7.2 miles from Birmingham City Centre.

DESCRIPTION

The property is located within Castle Bromwich Shopping Centre fronting a main arterial route into Birmingham City Centre from the M6 motorway Chester Road. The scheme is anchored by **Tesco Metro** and **Iceland Food** and has the benefit of 78 on site car parking spaces. Other nearby retailers include **Greggs**, **Card Factory**, **The Money Shop**, **Savers** and **Betfred**.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Shop Width:	4.72m	15'6"
Shop Depth:	9.79m	32'1"
Ground Floor:	47.94m²	516 sq ft
First Floor	23.04m²	248 sq ft

Tenure

A new effectively full repairing and insuring lease is to made available for a term to be agreed..

EPC

Energy Performance Asset Rating of the premises currently falls within category D (80).

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

SERVICE CHARGE

There is an annum service charge of £1,945.99 plus vat.

RENT

£13,000 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

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

RATEABLE VALUE	£11,750
(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 Sole Retained Agents.

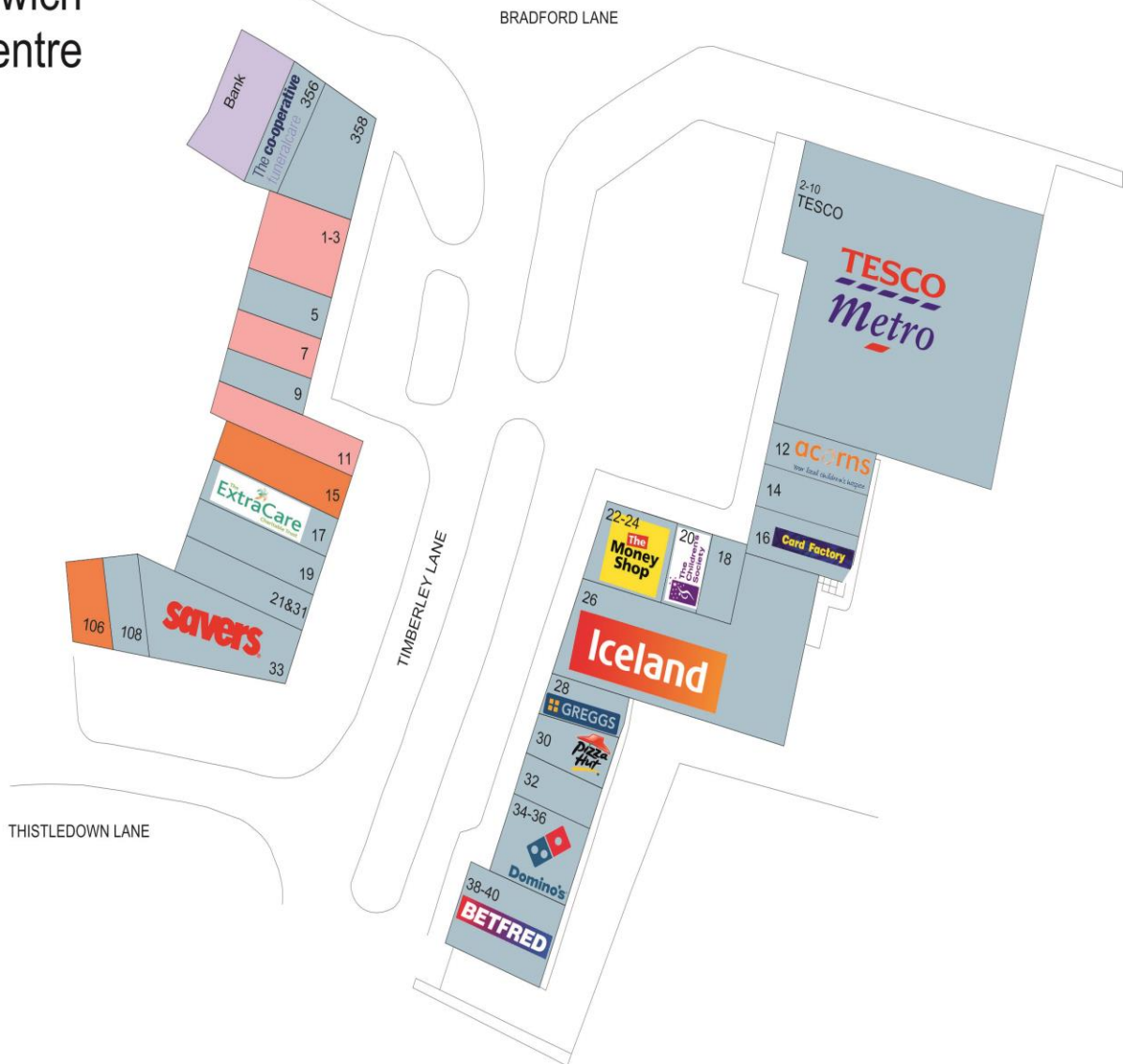
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

SHOP TO LET

106 Thistledown Road,
Castle Bromwich, B34 7EF

Castle Bromwich
Shopping Centre
Birmingham
B34 7EH



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For more information, please contact:

Ed Purcell

Tel: 0121 400 0407

Email: ed@creative-retail.co.uk

www.creative-retail.co.uk