

SHOP TO LET

Unit 7 All Saints Shopping Centre,
Shard End, Birmingham, B34 7BA



LOCATION

Shard End is located 7.2 East of Birmingham City Centre approximately 8.1 miles from Birmingham City Centre.

DESCRIPTION

The property forms part of All Saints Shopping Centre fronting Ownall Road. The property benefits from rear access and a dedicated car park to the front of the unit. Nearby occupiers include - **COOP supermarket, Greggs, Subway** and other independent retailers.

ACCOMODATION

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

Ground Floor Sales: 57.59m² 620 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

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

RENT

£18,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

There is an annual service charge of £3,387 plus 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 £9,700
(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

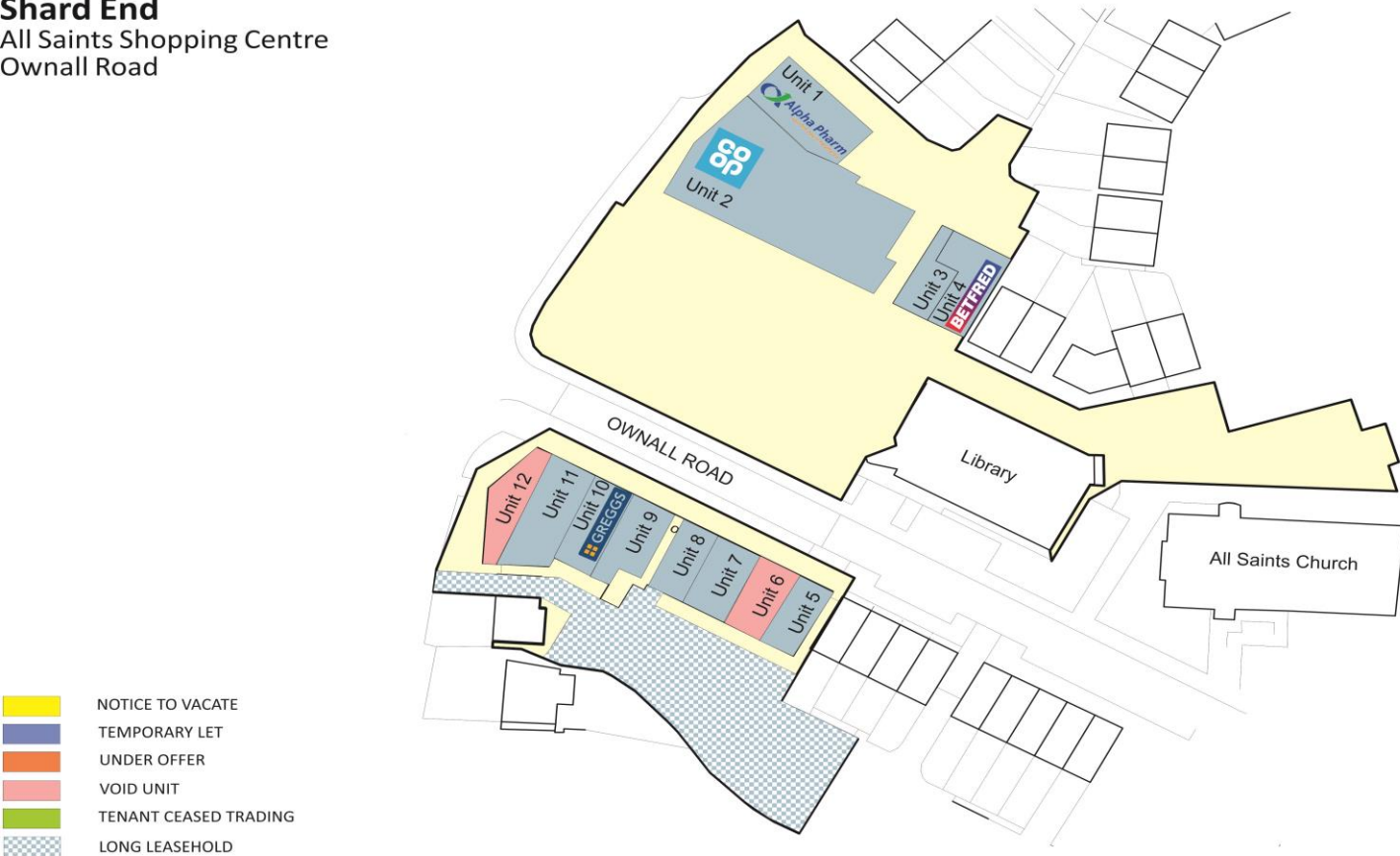
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

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Shard End

All Saints Shopping Centre
Ownall Road



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