

RETAIL UNIT TO LET

2150a Coventry Road
Wells Shopping Centre, Sheldon,
B26 3JB



LOCATION

Sheldon is a large suburb of Birmingham. The subject premises are currently located fronting the main A45 Coventry Road, a major arterial route in Birmingham City Centre from Coventry and Birmingham Airport.

DESCRIPTION

The subject property occupies a prominent location within the busy Wells Green Shopping Centre, opposite the car park to the scheme. The property sits adjacent to **Shaws Amusements** and **TUI**. Other nearby retailers include **Lloyds Pharmacy**, **Iceland** and **Card Factory**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales: 65.87m² 709 sq ft

PARKING

30 minutes free car parking.

TENURE

The property is available by way of a new full repairing and insuring for a term of years to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category E (113).

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

SERVICE CHARGE

There is an annum service charge of £2,773.

RENT

£15,000 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 (2017 Assessment)

£20,500

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.

VIEWINGS

Strictly by appointment with the Joint Retained Agents

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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