

# SHOP TO LET

960 Walsall Road, Scott Arms Centre,  
Great Barr, B42 1TQ



## LOCATION

Scott Arms is a busy neighbourhood shopping centre, prominently situated at the cross roads of two significant arterial roads; the A34 Birmingham/Walsall Road which connects Birmingham with 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.

The scheme is almost fully let and current occupiers include **Dominos, Greggs, Iceland, Card Factory, Dignity** and **Well Pharmacy**.

## DESCRIPTION

A well configured ground floor retail unit with first floor ancillary space.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor Sales:</b>	<b>75.90m<sup>2</sup></b>	<b>817 sq ft</b>
<b>First Floor:</b>	<b>34.93m<sup>2</sup></b>	<b>376 sq ft</b>

## 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 D (96).

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

## RENT

**£22,500** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

The on account service charge for the current annum is **£2,021** 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** **£21,000**  
**(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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## Scott Arms Shopping Centre Great Barr



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