

# SHOP TO LET

2162a - 2164a Coventry Road,  
Sheldon 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 into Birmingham City Centre from Coventry and Birmingham Airport.

## DESCRIPTION

The subject property occupies a prominent location within the busy Wells Green Shopping Centre fronting on to the car park to the scheme. The subject premises sit adjacent to Scrivens Opticians and Coventry Building Society with other nearby retailers including **Lloyds Pharmacy**, **Iceland** and **Card Factory**. **Costa Coffee** have taken a new lease on the former Carphone Warehouse on the entrance to the centre and will be opening shortly.

\*Parking within the centre is free for the first 30 minutes.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

### Ground Floor

**Net Internal Area:**      **557.42m<sup>2</sup>**      **6,000 sq ft**

## TENURE

The property is available by way of a new full repairing and insuring lease upon terms to be agreed.

## EPC

Energy Performance Asset Rating of the premises currently falls within category C (69).

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

## PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

## RENT

**£60,000** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

The service charge is current set at approximately £1,000 per annum (inclusive of 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

**£52,500**

We suggest that all interested parties should verify the above.

\*The landlord is in the process of appealing the Business Rates and are hopeful that the Rateable Value will be reduced. Further information available upon request\*

## 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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