

SHOP TO LET

2160 Coventry Road,
Sheldon Shopping Centre, Sheldon,
B26 3JB

SUBJECT TO VACANT POSSESSION



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 Sheldon New agent.

Other nearby retailers including Lloyds Pharmacy, Iceland, Card Factory, Coventry Building Society and a new Costa Coffee on the entrance to the centre.

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

ACCOMMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales: 85.00m² 915 sqft

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 D(95).

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

INSURANCE

The insurance is current set at approximately **£665** per annum (exclusive of VAT).

RENT

£21,500 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

An annual charge of **£603** 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

£23,750

We suggest that all interested parties should verify the above.

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.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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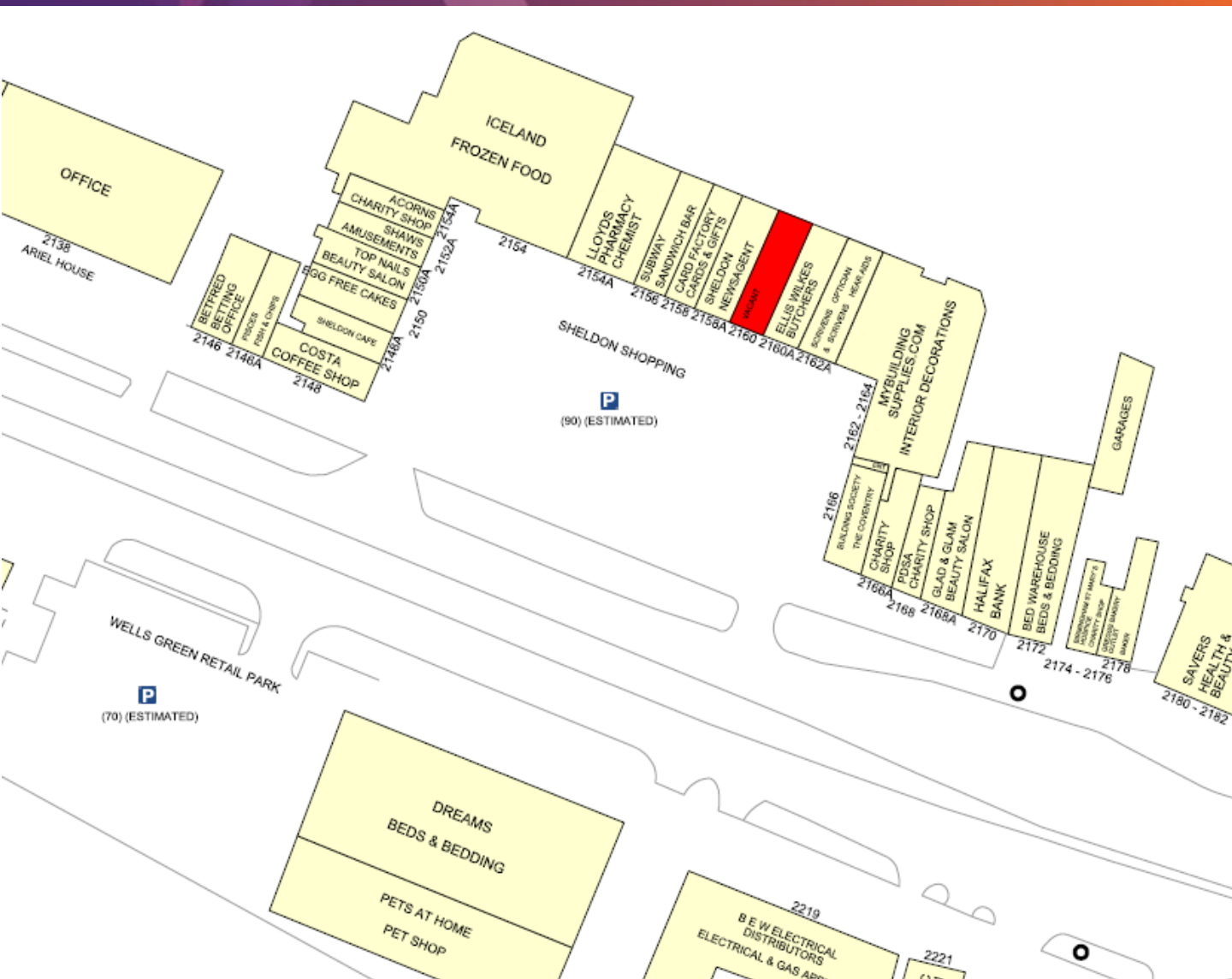
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