

TO LET

142 High Street,
Central Square Shopping Centre,
Erdington, B23 6RS



LOCATION

Erdington is a busy, densely populated suburb and forms one of the primary shopping suburbs within Birmingham, being located approximately 3 miles to the northeast of the City Centre. Central Square is situated within the prime retail pitch, with retailers trading in the immediate vicinity including **Poundstretcher**, **Specsavers**, **Holland & Barratt**, **Max Spielmann**, **Card Factory** and **Greggs** amongst others. The scheme benefits from car parking at the rear.

The subject unit is located fronting the main High Street, immediately opposite **Poundstretcher**.

ACCOMODATION

The premises comprise a ground floor retail store. The unit has the following approximate areas (GIA):

Ground Floor: 91.05 sq. m 980 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

£16,500 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

The ongoing tenant will be responsible for the payment of a variable service charge, which is currently **£2,450** per annum plus VAT.

RATEABLE VALUE

Rateable Value - **£20,000**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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

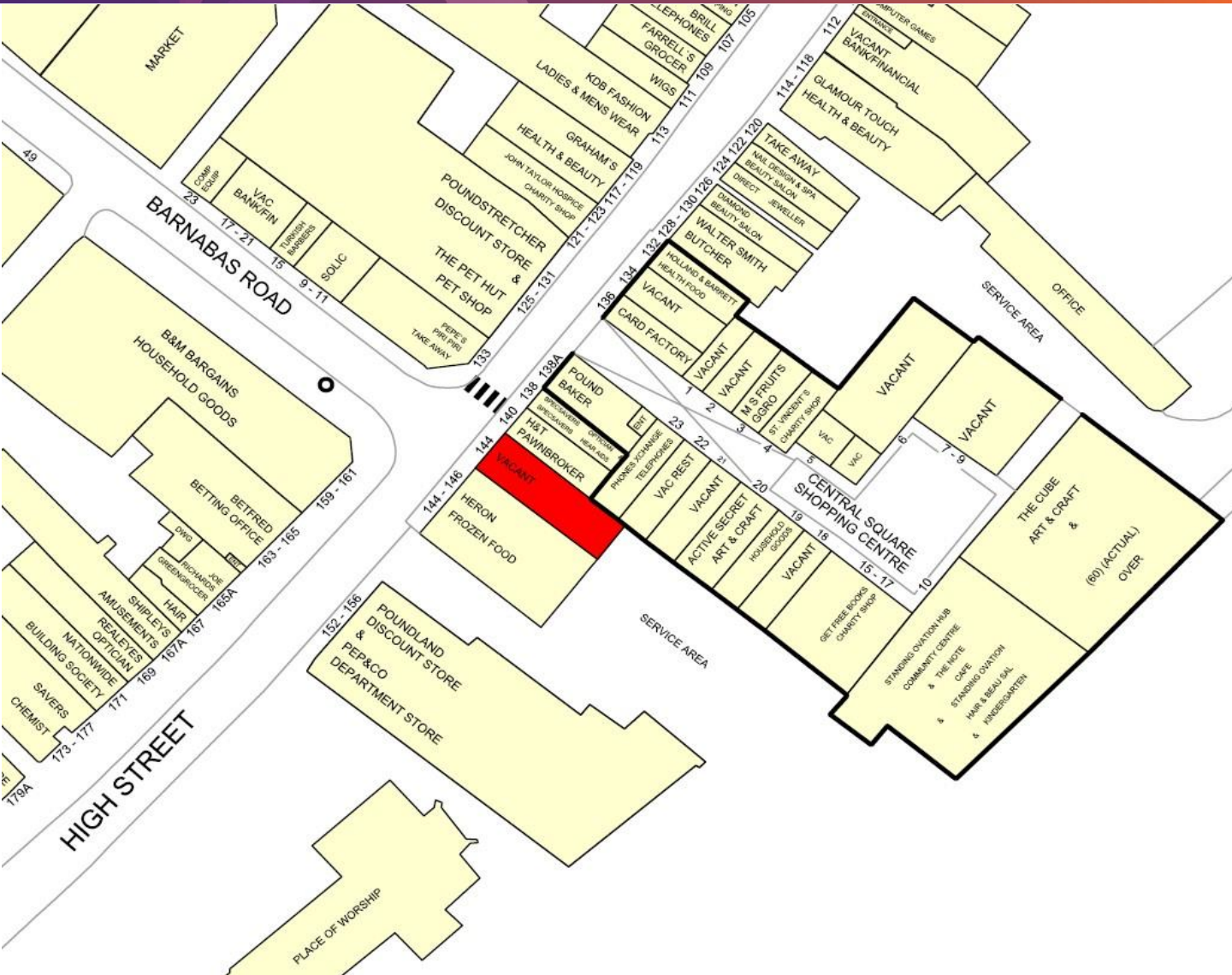
Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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