

# SHOP TO LET

2152 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 Iceland.

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.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor Sales:</b>	62.25m <sup>2</sup>	670 sq ft
<b>Kitchenette:</b>	2.60m <sup>2</sup>	28 sq ft

## TENURE

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

## EPC

The property has a rating of C (65). A copy of the certificate is available on request.

## INSURANCE

The insurance is current set at approximately **£759.36** per annum (exclusive of VAT).

## RENT

**£20,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

An annual charge of **£783** 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

**£16,500**

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

# SHOP TO LET

2152 Coventry Road,  
Sheldon Shopping Centre, Sheldon,  
B26 3JB

**\*SUBJECT TO VACANT POSSESSION\***



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson  
Tel: 0121 400 0407

Email: [scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)

Andrew Thompson  
Tel: 01527 821 111

Email: [andrew@amtcommercial.co.uk](mailto:andrew@amtcommercial.co.uk)