

TO LET

Unit 3, Maypole Retail Park,
Birmingham, B14 5JF



LOCATION

The scheme is located on the south side of Birmingham between Kings Norton, Kings Heath and Shirley. The scheme occupies a highly prominent position on the Alcester Road South A435, being the main arterial route connecting Junction 3 of the M42 to Birmingham city centre.

DESCRIPTION

Ground floor retail unit with 64 car spaces to the rear. Existing occupiers include **Travelodge, Ladbrokes, Bargain Buys, JAQKS, Born Beautiful** and **Subway**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 413.51 sq. m 4,451 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

£70,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of **£2,812** plus VAT.

RATEABLE VALUE

£44,750

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 Sole Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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