

SHOP TO LET

Unit 32, Northfield Shopping Centre,
Northfield, B31 2JU

SUBJECT TO VACANT POSSESSION



LOCATION

Northfield is a busy Birmingham suburb located approximately 8 miles to the South West of the city centre. Retailing in Northfield is dominated by the Shopping Centre where current occupiers include **JD Sports, Iceland, Peacocks, Warren James, New Look, Holland & Barrett, PepCo** and **Superdrug**. Phase II of the centre is planned to be redeveloped and replaced with a supermarket with a surface car park.

DESCRIPTION

The property is situated in a busy trading location within the covered Northfield Shopping Centre.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Ground Floor:	90.77 m²	977 sq ft
First Floor:	61.59 m²	663 sq ft

TENURE

The premises are available by way of a new lease for a term of years to be agreed.

EPC

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

RENT

£26,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of **£14,947.07** per annum (ex 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 (2023 Assessment)	£41,750
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We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

Scott Robertson
Tel: 07831 856 733
Email: scott@creative-retail.co.uk

Ed Purcell
Tel: 07793 808 974
Email: ed@creative-retail.co.uk