

# SHOP TO LET

Unit 4, Northfield Shopping Centre,  
Northfield, B31 2JU



## 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:

<b>Ground Floor:</b>	<b>69.49m<sup>2</sup></b>	<b>748 sq ft</b>
<b>First Floor:</b>	<b>39.95m<sup>2</sup></b>	<b>430 sq ft</b>

## 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

**£12,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

There is an annual service charge of **£8,138.20** 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:-

<b>RATEABLE VALUE</b> <b>(2023 Assessment)</b>	<b>£26,000</b>
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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

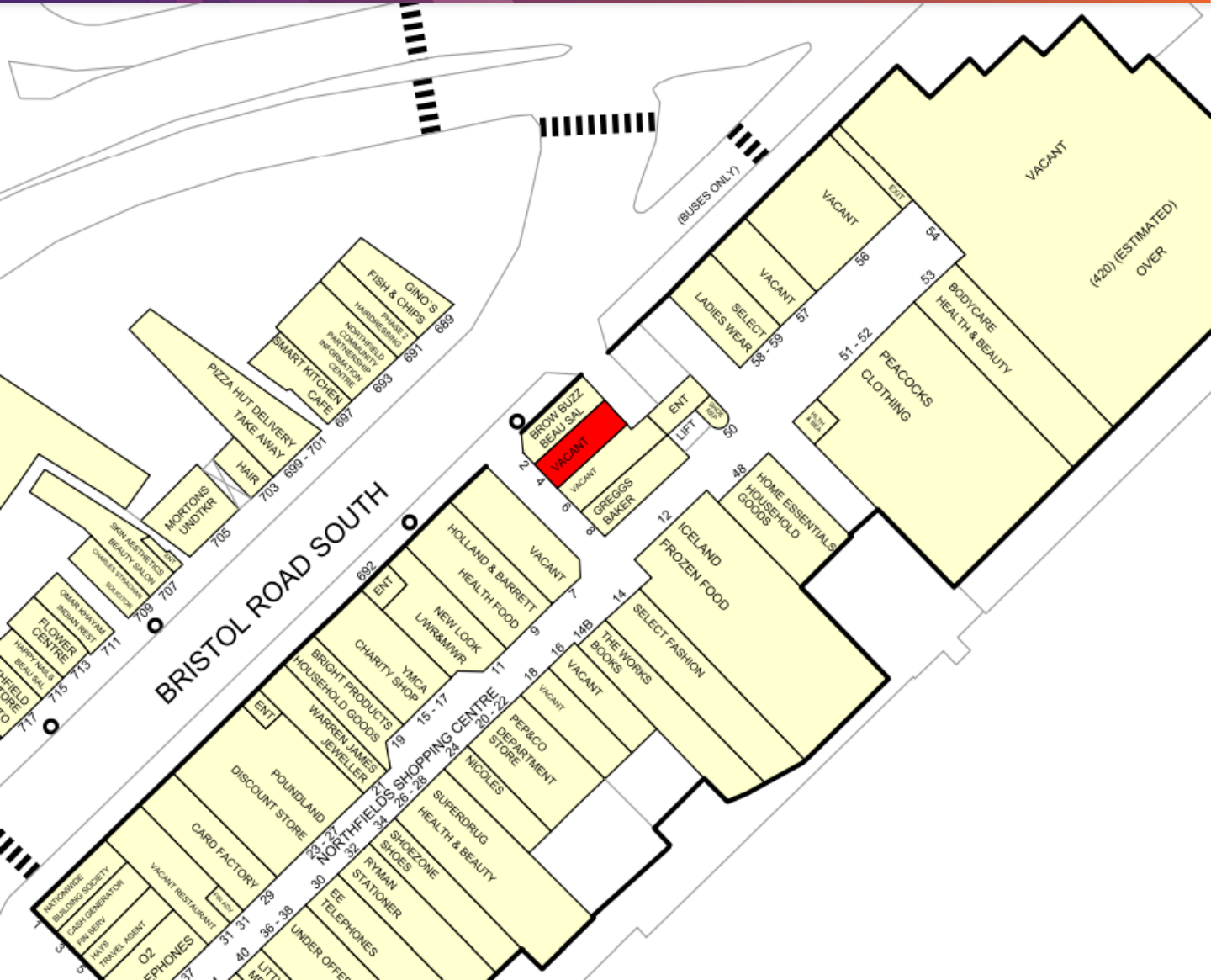
Strictly by appointment with the Sole Retained Agents

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

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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