# SHOP TO LET

Unit 6, 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:

Ground Floor: 70.42m<sup>2</sup> 758 sq ft First Floor: 38.46m<sup>2</sup> 414 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.

### REN1

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

# SERVICE CHARGE

There is an annual service charge of £8,229.69 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)

£26,500

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**

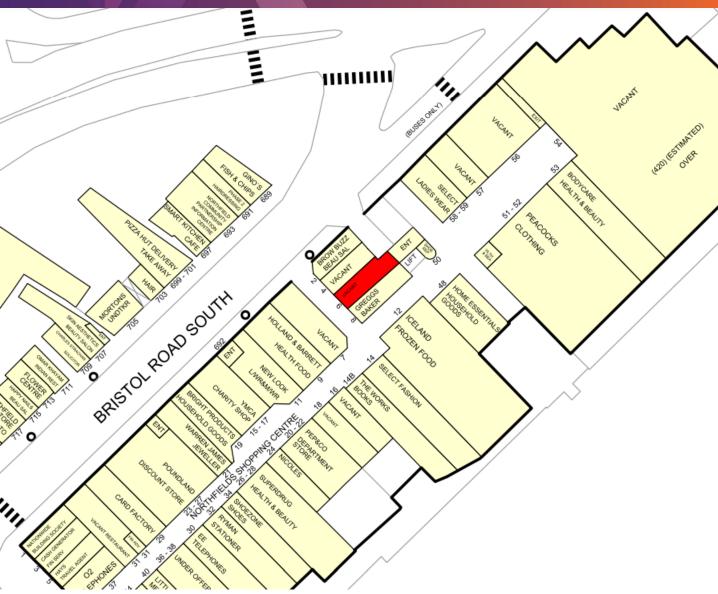
Strictly by appointment with the Sole Retained Agents

TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT



# SHOP TO LET

Unit 6, Northfield Shopping Centre, Northfield, B31 2JU



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

- 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.
- . 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.
- V. 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: 07831 856 733

Email: scott@creative-retail.co.uk

Ed Purcell

Tel: 07793 808 974

Email: ed@creative-retail.co.uk