

SHOP TO LET

Unit 28-29 ,The Square,
Aldridge Shopping Centre,
Aldridge, WS9 8NN



LOCATION

Aldridge is a town in the Walsall Borough, 12 miles north of Birmingham City Centre and 7 miles south west of Lichfield it has a population of 39,348.

DESCRIPTION

The subject property is located within The Square which forms part of the Aldridge Shopping Centre. Occupiers include **St Giles Hospice, Home Bargains, Greggs, Costa Coffee, WH Smith, Iceland** and **Boots**. The shopping centre benefits from a large free onsite roof top car park.

ACCOMODATION

The premises comprise a retail unit arranged over ground floor with the following approximate floor areas:

Ground Floor: 43.39 sq m 467 sq ft

TENURE

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

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

RENT

£9,500 + VAT.

SERVICE CHARGE

The service charge for the current year is **£3,320 + VAT.**

INSURANCE

The service charge for the current year is **£250 + VAT.**

RATEABLE VALUE - £7,800

(2023 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

Qualifying businesses may benefit from 100% rates relief.

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

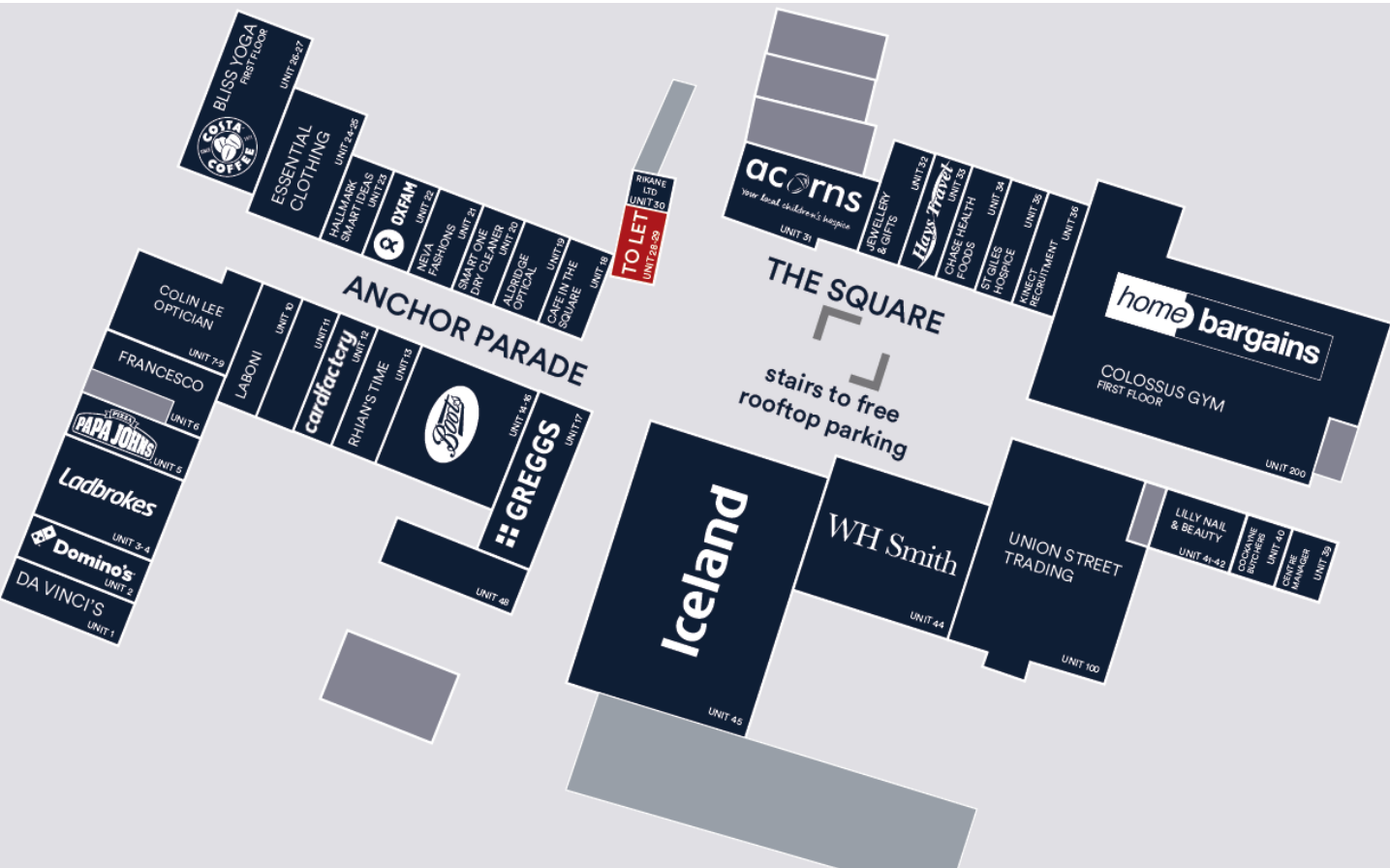

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

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