

# TO LET

Unit 23 Longbridge Town Centre,  
Birmingham,  
B31 2UQ



## LOCATION

The new Longbridge Town Centre is situated on the A38 leading into Birmingham and is adjacent to the new Bournville College which can hold up to 15,000 students. The new centre comprises an 85,000 sq ft **Sainsburys**, 75 bedroom **Premier Inn** plus an additional 80,000 sq ft of retail and leisure space. A new 150,000 sq ft **Marks & Spencer** recently opened as well a 45,000 sq ft retail terrace.

## DESCRIPTION

Unit 23 is adjacent to **Beefeater** and **Hungry Horse** and overlooks the new Austin Park.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Shop Frontage:</b>	20 ft	6.1m
<b>Shop Depth:</b>	73 ft 6 ins	22.4 m
<b>Ground Floor:</b>	1,720 sq. ft	160 sq. m
<b>Mezzanine:</b>	1,200 sq. ft	111 sq. m

## 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

**£37,500** per annum exclusive.

## SERVICE CHARGE

There is an annual service charge of **£4,400** plus VAT.

## RATEABLE VALUE

Rateable Value - **£20,500**

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 Joint Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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