

# TO LET

Unit 15-17

2,999 sq.ft

(278.61 sq.m)

Ground Floor  
2,124 sq.ft  
(197.32 sq.m)

Basement  
875 sq.ft  
(81.29 sq.m)

**M** NORTHFIELD SHOPPING CENTRE

Bristol Road South  
Birmingham  
B31 2JU

Occupiers Include



**Iceland**



Superdrug<sup>★</sup>



COMING SOON

# NORTHFIELD SHOPPING CENTRE

UNIT 15-17

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	2,124	197.32
Basement	875	81.29
<b>TOTAL</b>	<b>2,999</b>	<b>278.61</b>

## Description

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

## Rent

£30,000 pa exclusive of rates, VAT and service charge.

## Rateable Value

Rateable value £31,750. Rates Payable TBC. Interested parties are advised to make their own enquiries with the local authority.

## Services

Mains electricity, water and drainage are connected to the property.

## Service Charge & Insurance

This unit participates in a service charge £24,300.40 per annum. Insurance £278 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



## EPC

Further information available upon request.

## Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

## Location - B31 2JU

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. The centre is supported by substantial car parking with over 650 spaces.

Phase II of the centre is planned to be redeveloped and replaced with a Lidl supermarket with a surface car park.



38

Lettable Units On-Site



105,934 sq.ft

Total Area



What Three Words

jazz.horn.trains

