

TO LET

Units 36-38
3,502 sq.ft

(325.33 sq.m)

Ground Floor
2,863 sq.ft
(265.97 sq.m)

Basement
639 sq.ft
(59.36 sq.m)



M NORTHFIELD SHOPPING CENTRE

Bristol Road South
Birmingham
B31 2JU

Occupiers Include



Iceland
Superdrug[★]



NORTHFIELD SHOPPING CENTRE

UNITS 36-38

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	2,863	265.97
Basement	639	59.36
TOTAL	3,502	325.33

Description

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

Rent

£32,500 pa exclusive of rates, VAT and service charge.

Rateable Value

Rateable value £33,500. 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 £24,770 per annum. Insurance £293 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

EPC

Rating D:77. 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



SITE PLAN



SHEET ANCHOR EVOLVE

part of M[®]Core

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Viewing

Strictly via prior appointment
with the appointed agent:

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