

RETAIL OPPORTUNITY

**Unit 3B
St Andrew's Shopping Park
St Andrew's
Birmingham
B10 0XA**

TO LET

LOCATION

Located on Greenway Street, close to Birmingham City Football Club. 2.5 miles east of Birmingham City Centre near the junction of Coventry Road and Cattell Roads, off the city's inner ring road (A4540).

An Open A1 scheme of 160,541 sq ft, anchored by a Morrisons foodstore and located close to Birmingham City Football Club. Tenants include Morrisons, Boots, B&M, Iceland, JD Sports and Poundland.

ACCOMMODATION

The premises ground provides the following areas and dimensions:-

Internal Width	6.971 m	
Built Depth	27.085 m	
Net Internal Area	188.81 sq m	2032 sq ft

TENURE

Assignment of the existing lease 10 years from 29 October 2023 at £62,500pa, rent review and break in the 5th year



EPC
D(95)

BUSINESS RATES

Rateable Value To be assessed
UBR (2024/2025) 0.546
Rates Payable £34,125 (Estimate)

LEGAL COSTS

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

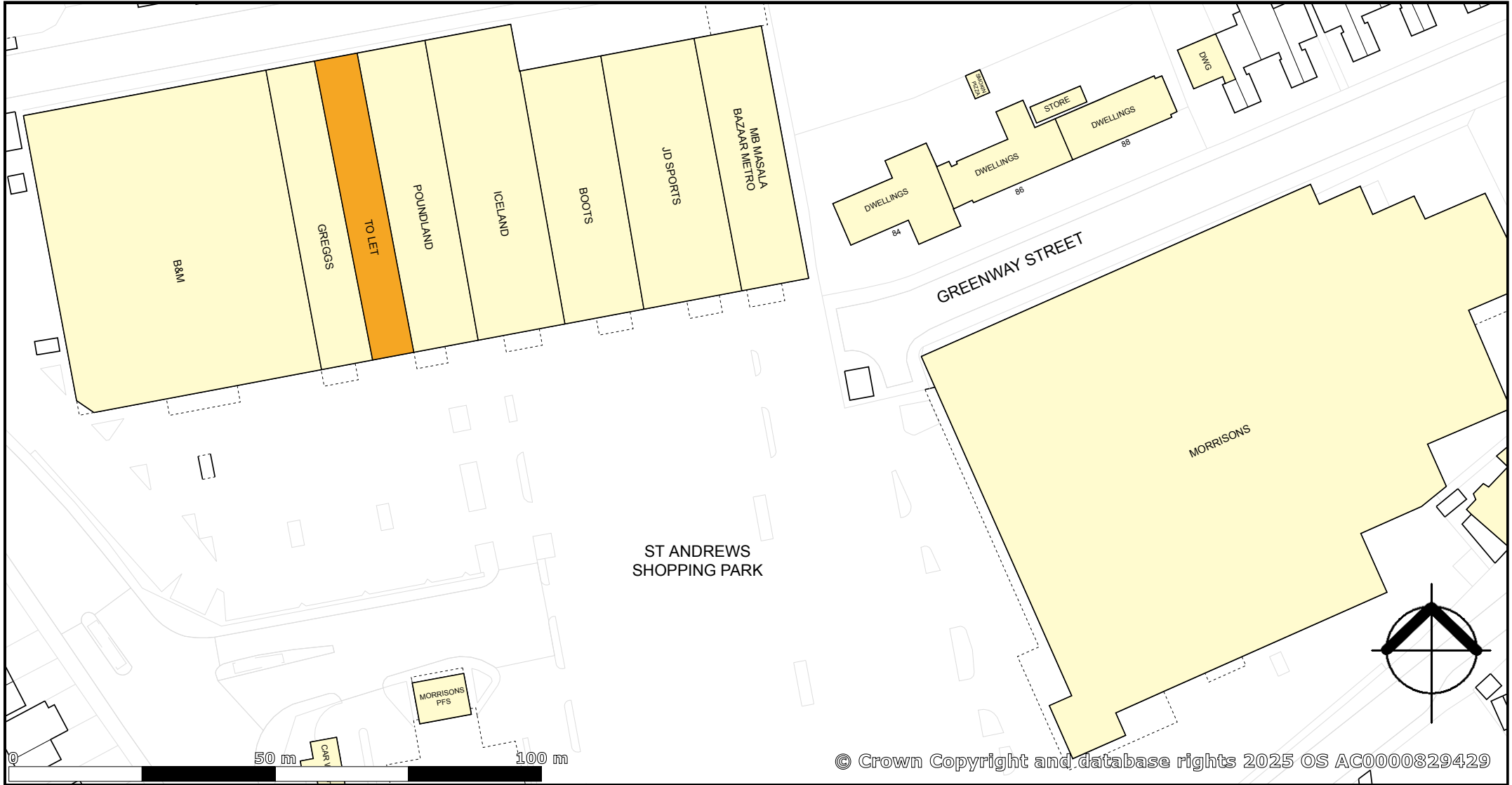
VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

Nick Golunski
D 07786 865418
E nick.golunski@calanretail.co.uk

SUBJECT TO CONTRACT & VACANT POSSESSION

Birmingham - St Andrews Shopping Park



© Crown Copyright and database rights 2025 OS AC0000829429