

# TO LET

33-37 Northfield Shopping Centre, Northfield,  
Birmingham, West Midlands, B31 2JU



## Location

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

## Description

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

## Accommodation

The premises comprise of the following approximate floor areas and dimensions:

Address	Sq M	Sq Ft
Ground Floor	90.76	977
First Floor	61.59	663
Total	152.36	1,640

## Rent

£26,000 Per Annum Exclusive

## Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

## Business Rates

RV £48,750 (2023)

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

## Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

## EPC

A copy of the EPC is available upon request.

## Service Charge

There is an annual service charge of £14,994.70 per annum (ex VAT).

## Viewings

Strictly by appointment with the Sole Retained Agents.

