

TO LET

Units 36/38 Northfield Shopping Centre, Northfield B31 2JU

SUBJECT TO VACANT POSSESSION



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, Holland and Barrett, Eye Hut 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

Address	SqM	SqFt
Ground Floor	265.97	2,863
Basement	59.36	639
Total	325.33	3,502

Rent

£32,500 Per Annum Exclusive

Tenure

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

VAT

VAT is applicable.

Business Rates

RV £34,750 (2023)

Legal Costs

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

EPC

An EPC rating of D (77).

A copy of the EPC is available upon request.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Viewings

Strictly by appointment with the Sole Retained Agents.

