

# TO LET

15–17 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.

## Rent

£30,000 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 £61,000 (2023)

## 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 £24,300.40 per annum (ex VAT).

## Planning

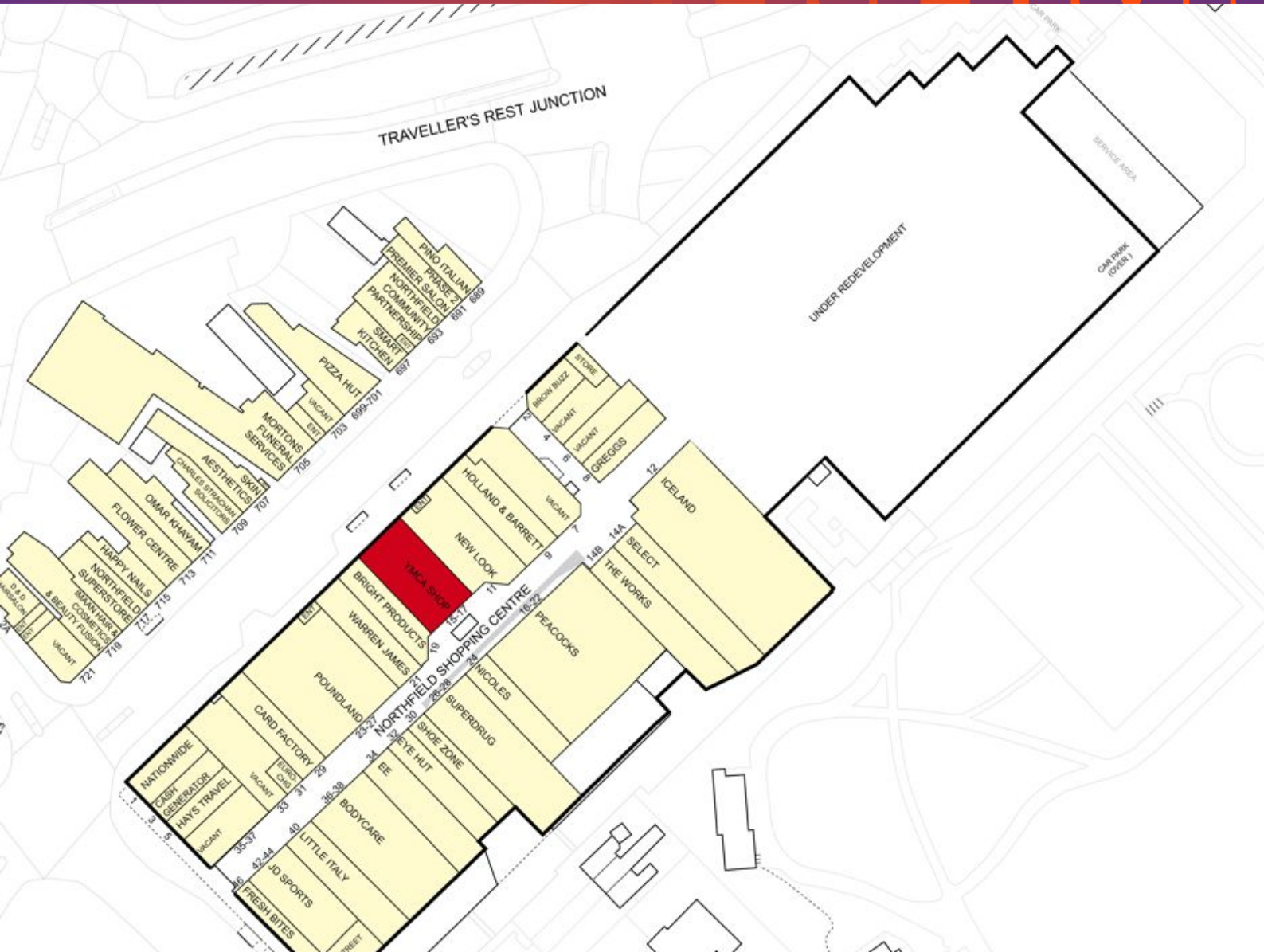
We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

## Viewings

Strictly by appointment with the Sole Retained Agents.

# TO LET

15-17 Northfield Shopping Centre, Northfield,  
Birmingham, West Midlands, B31 2JU



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson

07831 856 733

scott@creative-retail.co.uk

0121 400 0407  
creative-retail.co.uk

Creative Retail