

# TO LET

4 Grosvenor 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

£12,000 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 £26,000 (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 £8,138.20 per annum (ex VAT).

## Planning

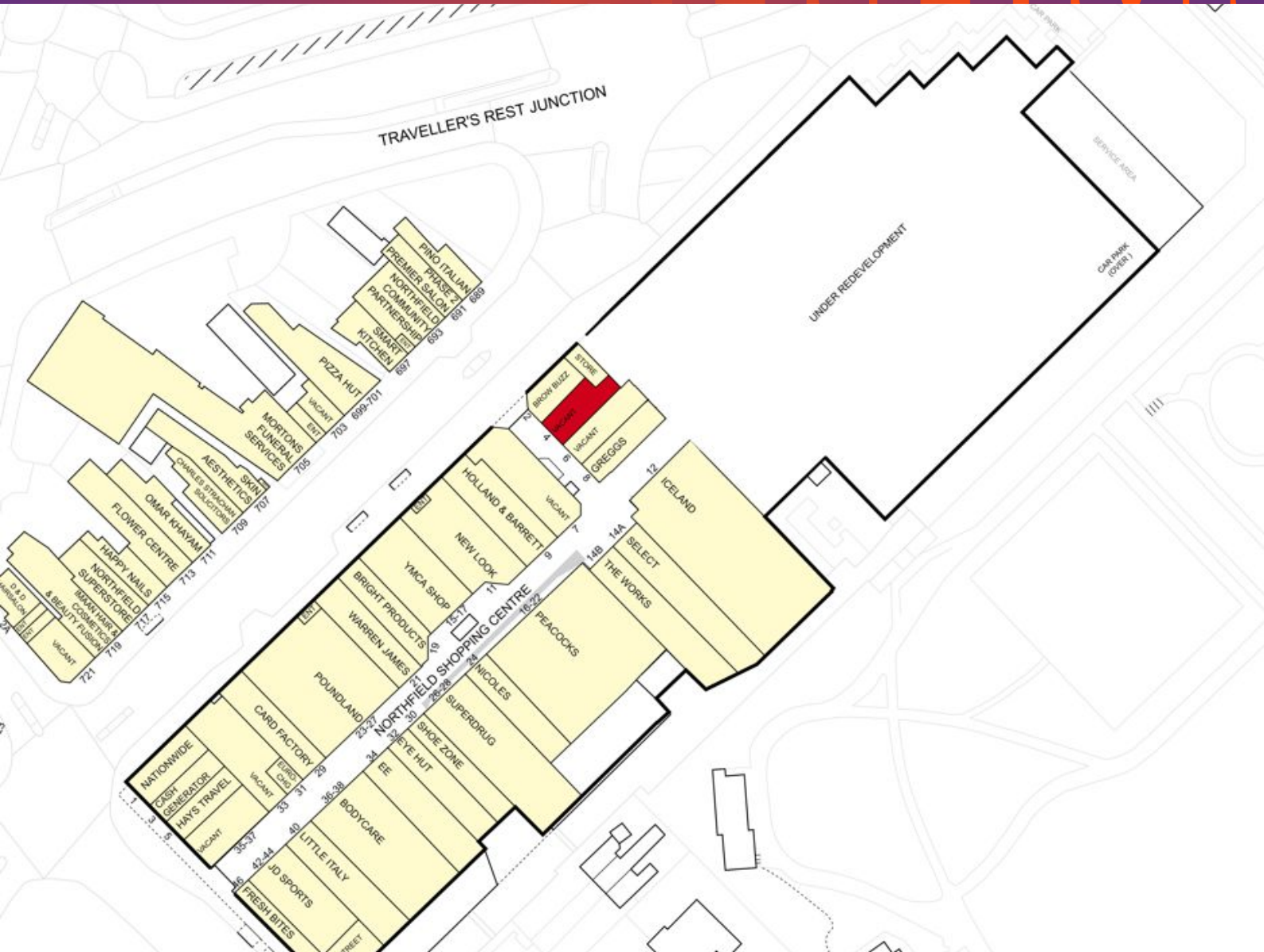
We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

## Viewings

Strictly by appointment with the Sole Retained Agents.

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For more information, please contact:

Scott Robertson

07831 856 733

scott@creative-retail.co.uk

0121 400 0407  
creative-retail.co.uk

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