

TO LET

Units 23/27 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	Sq M	Sq Ft
Ground Floor	389.25	4,190
Basement	252.6	2,719
Total	641.85	6,909

Rent

On Application

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 **£60,000** (2023)

Legal Costs

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

EPC

An EPC rating of D (76).

A copy of the EPC is available upon request.

Service Charge

There is an annual service charge of **£42,409.51** 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.

