

TO LET

11 Grosvenor Shopping Centre, Northfield,
Birmingham, West Midlands, 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 & Barrett** 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.

Address	Sq M	Sq Ft
Ground Floor	149.1	1,605
Basement	42.73	460
Total	191.84	2,065

Rent

£25,000 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

£25,500 (£12,725 pa)

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 **£14,797** per annum (ex VAT).

Planning

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

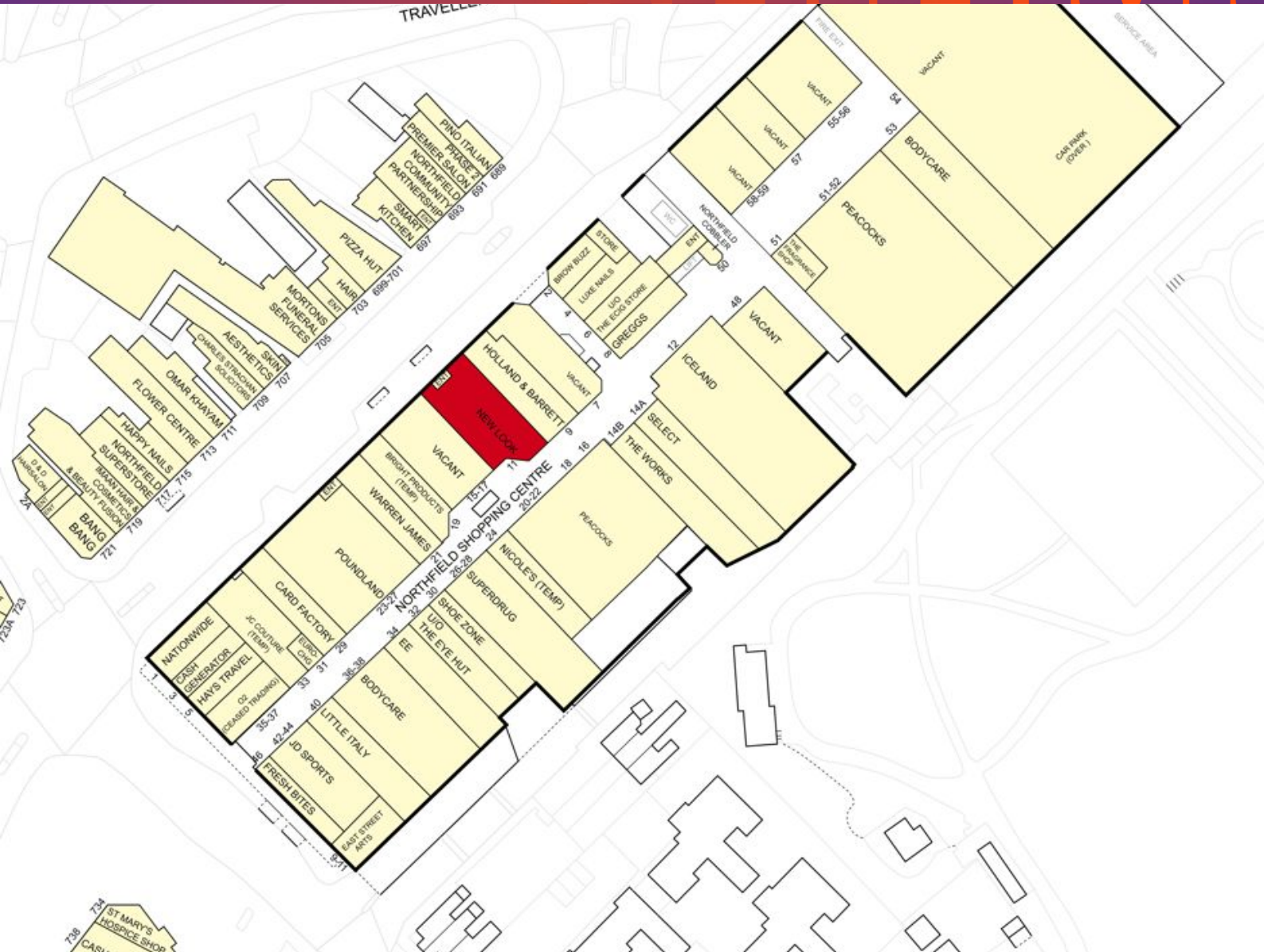
Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail