

To Let

2 new self-contained
Ground Floor Retail Units

NICHOLAS BRETT & CO

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- To Let – 2 new self-contained Retail Units
- No.750 – c.2,000 sq ft (186 sqm) – *Under Offer*
- No.752 – c.1,500 sq ft (139 sqm)
- Very busy location close to McDonalds, Specsavers, Heron Frozen Foods, Home Bargains, Savers, Subway & Costa Coffee
- Bus Stops and car parking close by
- Rear servicing access
- May be suitable for various uses*

*Subject to usual consents



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Location

Northfield is one of Birmingham's principal Satellite Towns.

The property occupies one of the busiest and prominent trading locations and is close to the Northfield Shopping Centre.

It is situated behind a wide forecourt within a busy parade of shops close to Max Spielman and Cash Converters. Other occupiers close by include Heron Frozen Foods, Home Bargains, Savers, McDonalds, Subway and Costa Coffee.

There is a public car park adjacent to the parade with others close by together with a number of bus stops to the front.

Description

The property currently comprises of a double fronted large retail unit which will be split to comprise of 2 new self-contained Retail Units finished to a shell specification with services to a point.

Both units will have rear servicing access

The units may be suitable for various uses including Retail, Office, Leisure, Restaurant, Medical etc, subject to the usual consents.

Accommodation*

The units shall comprise of the following approximate areas:-

No.750: c.2,000 sq ft (186 sqm) *UNDER OFFER*

No.752 – c.1,500 sq ft (139 sqm)

**Floor areas shown are gross internal*

Lease

The Units are available on a new lease upon terms to be agreed.

Rent

Unit 1 – Under Offer

Unit 2 - £32,500 per annum exclusive

VAT

VAT will be charged on the rent and other outgoings.

Rating Assessment

Rateable Value: To be assessed

This information should be verified by the new occupier together with their eligibility for discounts, transitional arrangements and small business rates relief scheme. Further details available online at www.gov.uk.

Energy Performance Certificate (EPC)

The property has a rating of 92 (Band D). A copy of the EPC is available upon request.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract August 22 (revised)

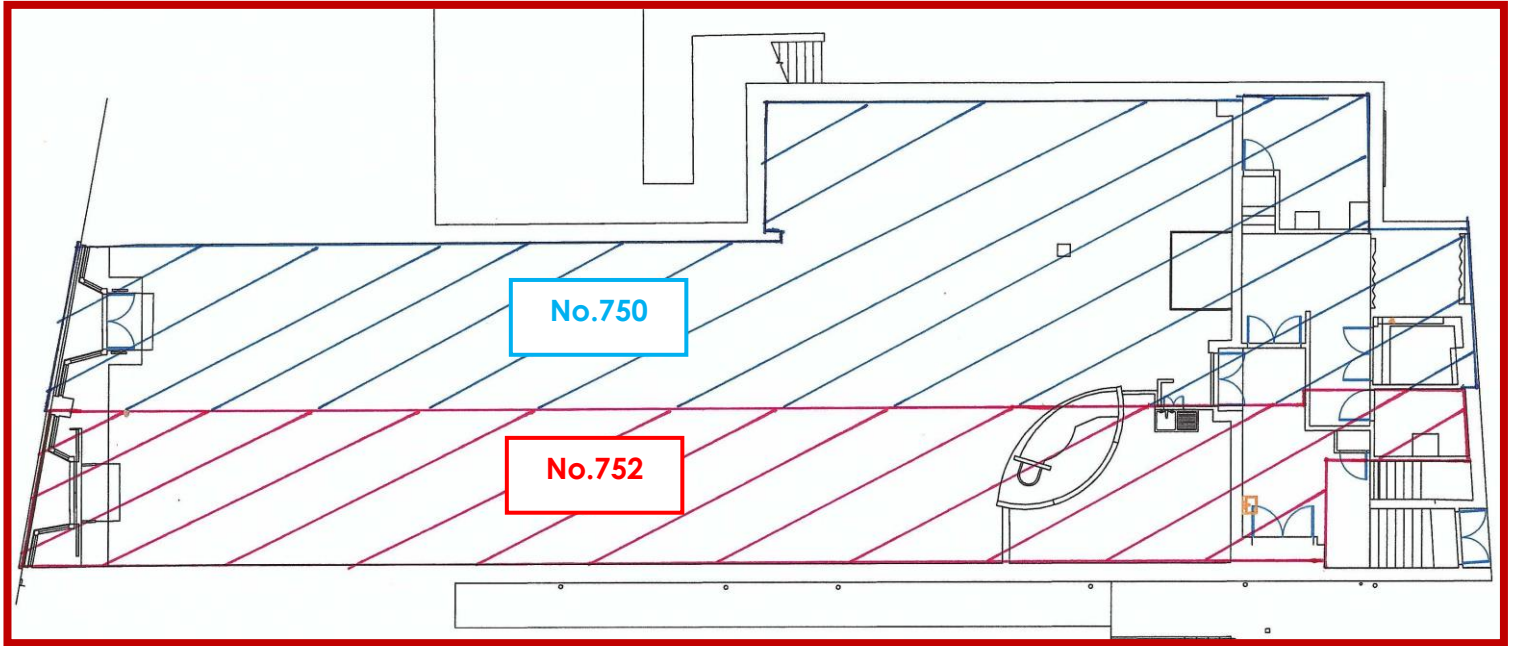
These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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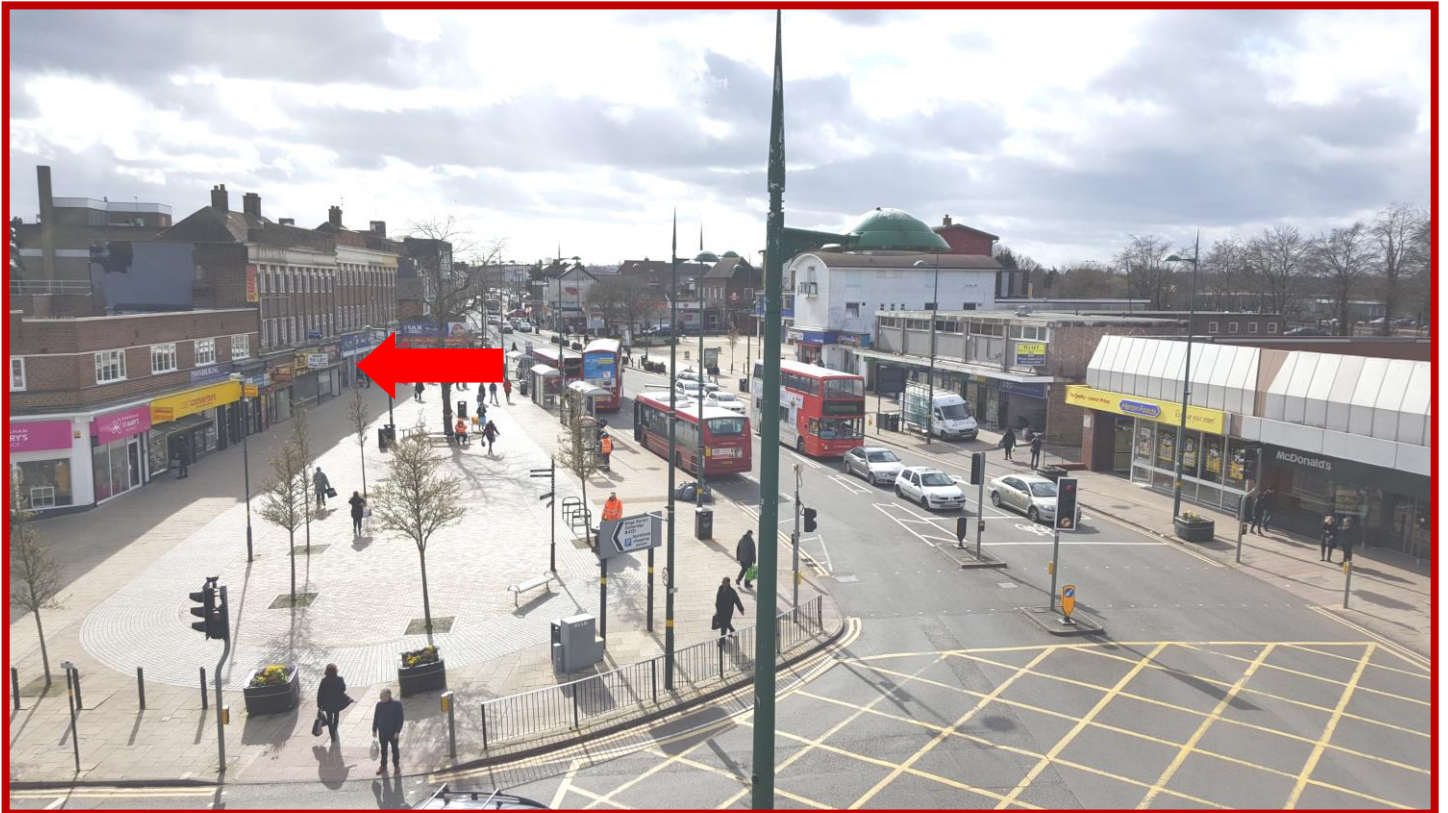
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Proposed Ground Floor Layout - Plan not to Scale

No. 750: c.2,000 sq ft (c.186 sqm) - *UNDER OFFER*

No.752: c.1,500 sq ft (c.140 sqm)



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