



- ❑ 2,142 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting

Oldbury B69 3DD

Unit A, Oldbury Green Retail Park





Location

Less than 1 mile from Junction 2 of the M5, on the A457 Oldbury Ringway.

Description

The scheme is approximately 134,000 sq ft, opposite a Sainsbury's Savacentre. The unit is a standalone pod at the front entrance of the scheme.

Size/Availability

2,142 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 28 September 2024. The current rent passing is £55,000 per annum.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Planning Consent

Open A1 non food.

Misrepresentation Act 1967: Avison Young for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the details contained within 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, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Avison Young or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

Partnership. Performance.

Rates Payable

£23,936 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£1,609 per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

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