

## SHOP UNIT TO LET

**UNIT 30  
ONE STOP SHOPPING CENTRE  
PERRY BARR  
BIRMINGHAM  
B42 1AA**



### LOCATION

One Stop Shopping is located in Perry Barr a suburb lying 4.5 miles north of Birmingham City Centre. The centre is directly accessed from the A34 arterial route and is 2 miles from the M6. With the bus station adjacent and the train station opposite the centre has an excellent accessibility to the local catchment. Perry Barr's catchment is mainly residential with 373,000 people in the principle catchment and a shoppers in primary catchment of 109,000.

One Stop is anchored by **Asda, M&S Outlet, Wilko** with other national multiple retailers including **Nike, Argos, New Look, Boots, Poundland** and **Sports Direct**.

### DESCRIPTION

One Stop Shopping comprises a covered shopping centre, incorporating 1,200 free car parking spaces around which lies a retail warehouse park.

The subject unit is located in a good trading location adjacent to **Boots the Chemist** and **Subway** and opposite **Greggs**.

### ACCOMMODATION

Ground Floor Sales           142.04 m<sup>2</sup>   1,529 sq ft

### LEASE

The unit is available on a new lease upon terms to be agreed.

### RENTAL

Rent upon application.

### EPC

The Energy Performance Asset Rating of the premises currently falls within category C.

A copy of the Energy Performance Certificate can be made available upon request.

### RATES

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**Rateable Value  
(2017 Assessment)                                       £45,250**

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

### SERVICE CHARGE

An annual service charge for the year end December 2020 is budgeted as being £10,787 plus an insurance payment for the year end October 2020 of £200.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### VIEWING

Viewing is strictly by prior appointment with the Sole Retained Agents:-

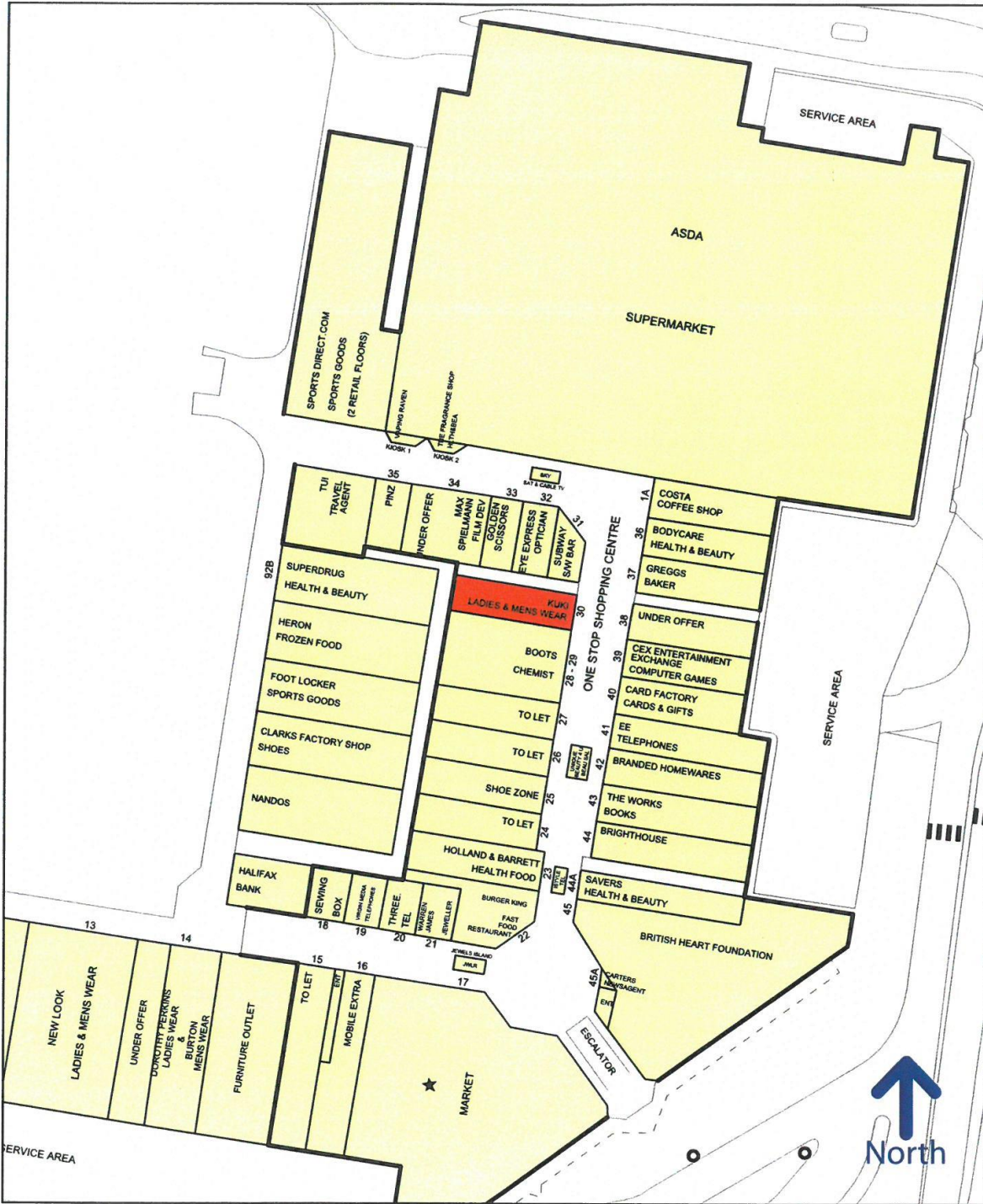
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**All transactions are stated exclusive of VAT  
Subject to Contract**

**Date:     October 2020**



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