

TO LET

Units 36/38 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	265.97	2,863
Basement	59.36	639
Total	325.34	3,502

Rent

£32,500 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

Rateable Value (2026) – £34,750.

Legal Costs

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

EPC

An EPC rating of D (77).

A copy of the EPC is available upon request.

Service Charge

There is an annual service charge of **£24,770.**

Insurance

There is an annual insurance charge of **£293.**

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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For more information, please contact:

Scott Robertson

07831 856 733

scott@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail