

RETAIL WAREHOUSE UNIT TO LET – SUBJECT TO VACANT POSSESSION

**UNIT 14, 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** and a newly opened **B&M** with other national multiple retailers including **The Works, Argos, Nike, 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 retail warehouse is located adjacent to **HOME BARGAINS** and close to **JD SPORTS, POPEYES** and **NANDOS**.

ACCOMMODATION

Ground Floor Area	936.88m ²	10,074 sq ft
Mezzanine Level	181.99m ²	1,959 sq ft

LEASE

The premises are available on a new lease upon terms to be agreed, subject to vacant possession.

RENTAL

The premises are available at a commencing rental of £135,000 pax.

SERVICE CHARGE

An annual service charge for the year end December 2026 is budgeted as being £39,850 plus an insurance premium for the year end October 206 of £2,580.

EPC

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

RATES

We have been advised that the Rateable Value for the premises is as follows:-

Rateable Value (2026 Assessment)	£128,500
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We suggest that all interested parties should verify the above information with the Local Authority.

AML

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the tenant.

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 Joint Retained Agents:-

Andrew Benson
DDI: 0121 410 5546
Email: andrew.benson@wrightsilverwood.co.uk

Simon Smith
DDI: 0121 410 5551
Email: simon.smith@wrightsilverwood.co.uk

Adam Lazenbury
Tel: 0121 410 5542
Email: adam.lazenbury@wrightsilverwood.co.uk

Or

Johnny Rowlands, Savills, London

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

Date: April 2026

0121 454 4004



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