

UNIT TO LET

Unit 20, Longbridge Town Centre,
Birmingham, B31 2UQ



Location

Longbridge is one of the largest and most significant regeneration schemes in the UK. It is a £1 billion initiative to breathe new life into one of Britain's most famous industrial areas.

Longbridge is situated on one of the main arterial routes into the centre of Birmingham and located 10 miles southwest of Birmingham City Centre. The new town centre comprises an 85,000 sq ft Sainsburys, 75-bedroom Premier Inn plus an additional 80,000 sq ft of retail and leisure space.

A 150,000 sq ft **Marks & Spencer** anchors the development with an additional retail terrace comprising 45,000 sqft occupied by 6 multiple operators.

Description

The property is situated immediately adjacent to Costa Coffee and KFC, with other notable occupiers including **Greggs**, **Subway** and **AP Morgan** on the High Street and **Hotel Chocolate**, **Boots** and **Smyths Toys** situated on the retail park.

Accommodation

Address	Sq M	Sq Ft
Ground Floor	106.56	1,147
Total	106.56	1,147

Rent

£55,000 Per Annum Exclusive

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

VAT

VAT if applicable will be charged at the standard rate.

Business Rates

A Rateable Value of **£15,000**.

Legal Costs

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

EPC

A copy of the EPC is available upon request.

Service Charge

There is an annual service charge of **£3,200** plus VAT.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

Viewings

Strictly by appointment with the joint agents.

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