

TO LET

Unit 46, Northfield Shopping Centre
Birmingham, West Midlands, 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, New Look, Holland & Barrett 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 Sales	94.67	1,019
Basement	120.96	1,302
Total	215.62	2,321

Rent

£25,000 Per Annum Exclusive

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

EPC

A copy of the EPC is available upon request.

Business Rates

RATEABLE VALUE – £16,750
(2026 Assessment)

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

Legal Costs

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

Service Charge

There is an annual service charge of **£15,060** per annum exclusive.

Viewings

Strictly by appointment with the Sole Retained Agents.

