

# Longbridge

# To Let

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

**Retail/Grab & Go Food**



Quoting Rent

**£55,000 pax**



Size

**1,147 sq ft ground floor**



Prominent Location

**Anchored by Sainsburys, Premier Inn and Marks & Spencer**



Planning

**Suitable for a range of uses within Class E (subject to planning)**



Drive Time

**CACI estimate of 1,752,000 within a 30-minute drive-time.**

**For more information:**

**Richard Jones**

+44 (0)121 609 8719

+44 (0)7717 720808

[richard.jones@avisonyoung.com](mailto:richard.jones@avisonyoung.com)

**Sam Bellamy**

+44 (0)121 609 8181

+44 (0)7827 079762

[sam.bellamy@avisonyoung.com](mailto:sam.bellamy@avisonyoung.com)

Or our joint agents Creative Retail  
0121 400 0407

**AVISON  
YOUNG**

# 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.

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

The premises comprise of the following approximate floor areas:

| Area         | SQM    | SQFT  |
|--------------|--------|-------|
| Ground Floor | 106.57 | 1,147 |

## Lease Terms

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

## Rent

£55,000 pax.

## Service Charge

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

## Business Rates

We understand that the property is assessed as follows:

|                 |         |
|-----------------|---------|
| Rateable Value: | £15,000 |
| UBR:            | £0.49   |
| Rates Payable:  | £7,485  |

## 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.

## EPC

A copy of the EPC is available upon request.

## Legal Costs

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

## VAT

VAT if applicable will be charged at the standard rate.

## Viewings

Strictly by appointment with the joint agents.



# Unit To Let

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



# To find out more, please contact

## **Richard Jones**

+44 (0)121 609 8719

+44 (0)7717 720808

[richard.jones@avisonyoung.com](mailto:richard.jones@avisonyoung.com)

## **Sam Bellamy**

+44 (0)121 609 8181

+44 (0)7827 079762

[sam.bellamy@avisonyoung.com](mailto:sam.bellamy@avisonyoung.com)

Or our joint agents Creative Retail

0121 400 0407

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**avisonyoung.com**

© 2023. Avison Young. The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis information contained herein are solely the responsibility of the recipient. Avison Young and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein. This offering memorandum is the property of Avison Young and its client, which may be used only by parties approved by Avison Young or the offeror. The specified property is privately offered and, by accepting this offering memorandum, the party in possession hereof agrees that this offering memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence, and (ii) to return these materials to Avison Young, or destroy, at such party's election immediately upon request. No portion of this offering memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Avison Young.

**AVISON  
YOUNG**