

# TO LET



## GROUND FLOOR SHOP 2162A - 2164A SHELDON SHOPPING CENTRE, SHELDON, B26 3JB



### LOCATION

Sheldon is a large suburb of Birmingham. The subject premises are currently located fronting the main A45 Coventry Road, a major arterial route into Birmingham City Centre from Coventry and Birmingham Airport.

### DESCRIPTION

The subject property occupies a prominent location within the busy Wells Green Shopping Centre fronting on to the car park to the scheme. The subject premises sit adjacent to Scrivens Opticians and Coventry Building Society with other nearby retailers including Lloyds Pharmacy, Iceland and Card Factory. Costa Coffee have taken a new lease on the former Carphone Warehouse on the entrance to the centre and will be opening shortly.

\*Parking within the centre is free for the first 30 minutes.

### ACCOMMODATION

The approximate area is as follows:

#### GROUND FLOOR

NET INTERNAL AREA 6,000 sq ft 557.42m

### LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

### RENTAL

£60,000 pa (exclusive of rates, service charge and VAT)

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
Rateable Value: £122,000  
Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 113 (Band E). A copy of the certificate is available upon request.

### SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a current service charge, which is currently £1591.62 per annum (inclusive of VAT).

### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

### VAT

All costs are quoted exclusive of VAT and interested parties are advised to make their own enquiries in this regard.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

Internal Video - <https://youtu.be/xqfOlekKMO8>

### VIEWINGS

Strictly by prior appointment with:-  
AMT Commercial, tel: 01527 821 111  
or Creative Retail, tel: 0121 400 0407

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