

Shops to Let

Unit 1, Unit 4, & Unit 21
Central Square Shopping Centre
Erdington B23 6RY

NICHOLAS BRETT & CO

Chartered Surveyors

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Unit 1



Unit 4



Unit 21

Internal Photos are included on final page

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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- Situated inside Central Square Shopping Centre
- Accessed from High Street – prime position in busy Erdington Town Centre
- Occupiers close by include Specsavers, Heron Foods, Holland & Barrett and Card Factory
- Various sized units available
- 100% Small business rates relief – subject to eligibility
- Car parking close by



High Street entrance to Central Square



Location

The shops are situated within Central Square Shopping Centre, which is situated in a prime position on the busy Erdington High Street.

The Centre is accessed from the High Street with operators close by including Heron Frozen Foods, Card Factory, Specsavers and Holland & Barrett.

There is street parking close by along with several public car parks.

Description

Unit 1:-

Comprises of a small retail unit at ground floor level having an electrically operated security shutter door. There is access to the rear to a loading bay.

At first floor level there is ample storage space split into several rooms as well as staff and WC facilities.

Unit 4:- UNDER OFFER

Comprises of a good-sized ground floor retail unit with access to the rear to a loading bay

At first floor level there is storage space with WC facilities.

Unit 21:- UNDER OFFER

Comprises of a good-sized retail unit having staff and WC facilities. There is access to the rear to a loading bay

Storage space is available in the lower ground floor.

Accommodation

The shops comprise of the following approximate net internal floor areas:-

Unit 1:-

Ground Floor:	210 sq ft (19.5 sqm)
First Floor:	768 sq ft (71 sqm)

Unit 4:- UNDER OFFER

Ground Floor:	673 sq ft (63 sqm)
First Floor:	637 sq ft (59 sqm)

Unit 21:- UNDER OFFER

Ground Floor:	829 sq ft (77 sqm)
Lower Ground Floor:	468 sq ft (43 sqm)

Energy Performance Certificate (EPC)

Unit 1:-	The property has a rating of 87 (Band <u>D</u>).
Unit 4:-	To be available shortly UNDER OFFER
Unit 21:-	To be available shortly UNDER OFFER

Lease

The shops are available on a new lease upon terms to be agreed. A service charge will be payable as follows:-

Unit 1:- £1,500 pa
Unit 4:- £3,250 pa **UNDER OFFER**
Unit 21:- £3,250 pa **UNDER OFFER**

Rent

Unit 1:- £7,000 per annum exclusive.
Unit 4:- £10,000 per annum exclusive **UNDER OFFER**
Unit 21:- £10,000 per annum exclusive **UNDER OFFER**

VAT

VAT will be charged on the rent, service charge and other outgoings.

Rating Assessment*

Unit 1:- Rateable Value: £2,900*
Unit 4:- Rateable Value: £6,300* **UNDER OFFER**
Unit 21:- Rateable Value: £6,500* **UNDER OFFER**

***The property may qualify for 100% small business rates relief.**

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Viewing

Strictly by prior appointment with ourselves.

Subject to Contract April 26

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances, we have relied on information provided by others. You should verify the particulars on your visit to the property, and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability because of any error or omission in the particulars or any other information given.

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Internal Photos

Unit 4



Unit 21

