

Prominent Retail Unit
TO LET

Retail & Leisure

**3 MONTHS
RENT FREE**

On the Instructions of



BIRMINGHAM B10 0XA

Unit 1, St Andrews Retail Park, Small Heath



Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	248.50	2,675

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Terms

The unit is available by way of a new full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the end of the 5th year at a commencing rental of £25,000 per annum exclusive.

The initial annual service charge and building insurance will be in the region of £500 and £800 respectively.

Location

The unit is prominently situated to the front of the St Andrews Retail Park which is anchored by a **Morrisons** food store of 7,593 sq m (81,753 sq ft) together with **Outfit**, **Boots**, **JD Sports**, **Peacocks**, **Poundland** and **Toys R Us**.

The scheme also benefits from circa 650 free car parking spaces and a **Morrisons** petrol filling station.

The A4540 Inner Ring Road is 0.5 miles to the west with Birmingham city centre some 2.5 miles to the west. Birmingham City Football Club is adjacent.

Description

The unit comprises fully fitted premises arranged over ground floor.

Planning

The unit benefits from Class A1 (Shops) and Class A3 (Restaurants) planning permission.

Rating

We are verbally advised the Rateable Value for the unit is £23,250, the UBR for 2011/2012 being 43.3p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

Contact: Simon Montgomery
020 7255 8057
smm@rapleys.co.uk

Adam Forster
020 7255 8087
amf@rapleys.co.uk

For further opportunities please visit
www.rapleysmorrisons.co.uk



0870 777 6292
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LONDON

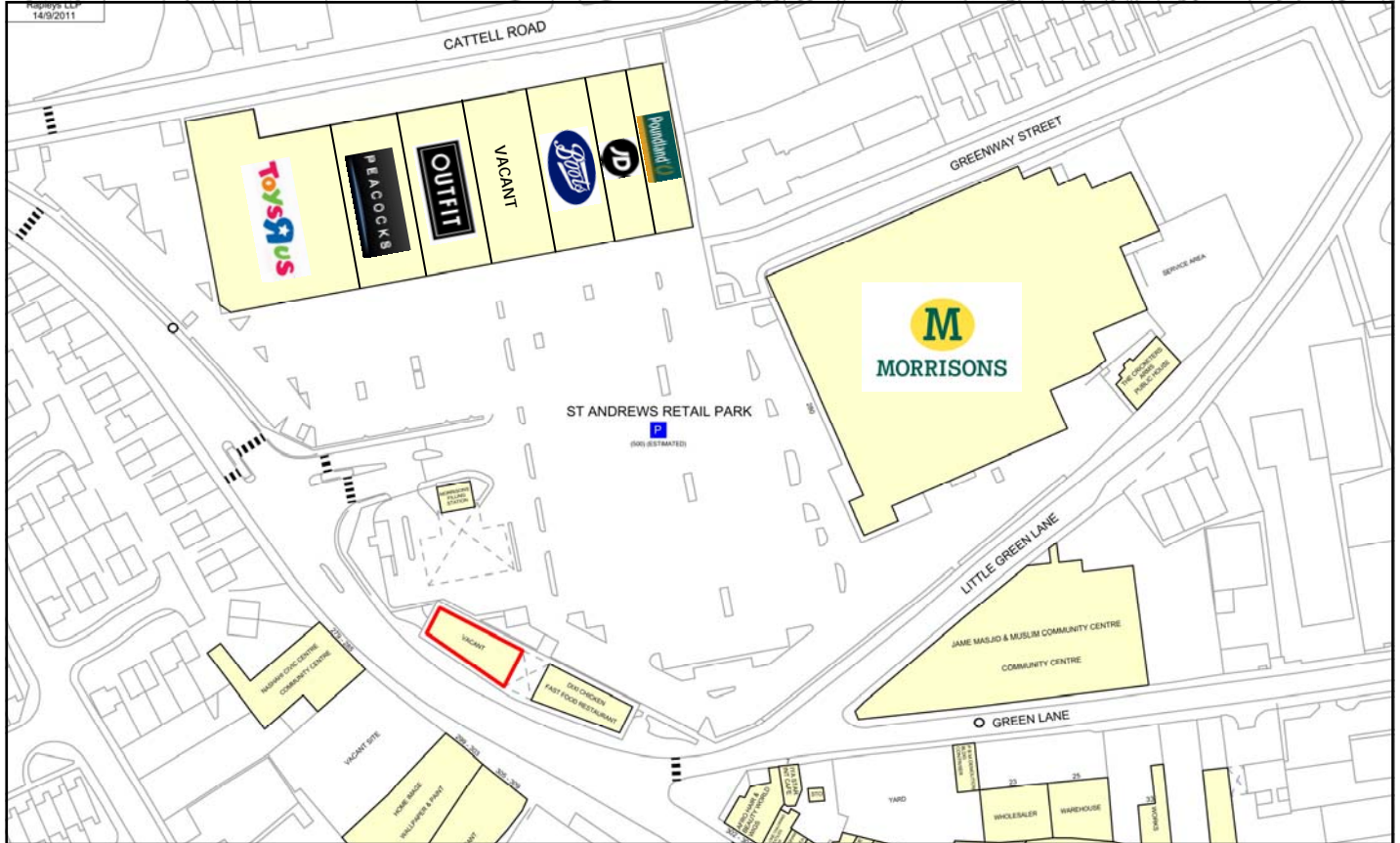
BRISTOL

EDINBURGH

HUNTINGDON

MANCHESTER

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