



TO LET

Retail unit

631 sq.ft

(58 sq.m)

Unit 7, M All Saints, Birmingham, West Midlands B34 7AH

- Prime location
- Popular neighbourhood shopping centre
- Free onsite car parking
- Total Development: 13,981 sq.ft (1,299 sq.m)

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	631	58
TOTAL	631	58

Description

M All Saints is made up of 12 retail units, in addition to the retail units M All Saints benefits from a major residential development which consists of 200 residential premises

Rent

£19,500 pax.

Rates

Rateable Value: £13,000. Interested parties should verify the rateable value, this unit may benefit from small business rates relief. All interested parties to make further enquiries with the relevant local authority.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £3,411.40 +VAT per annum. The Landlord will insure the premises the premiums to be recovered from the tenant. Insurance: £292.80pa to 31.03.25 (Subject to Change)

Planning

We understand that the property has consent for Use Class E. It is the incoming tenant's responsibility to ensure that their proposed use is acceptable to the Local Planning Authority



Energy Performance

Further information available upon request.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location

Shard End is an area of Birmingham, England. It is also a ward within the formal district of Hodge Hill. Shard End borders Castle Bromwich to the north and Kinghurst to the east.

Viewing

Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

Ed Purcell 07793 808974
ed@creative-retail.co.uk

George Xydias 07956 014510
george@creative-retail.co.uk

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Bradley Walker 07971 757229
bwalker@lcpproperties.co.uk