

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET Retail Unit

intu Shopping Centre, Merry Hill,  
Pedmore Road, Brierley DY5 1QX

CONTACT **Matthew Guest | Rapleys LLP**  
07810 698175 | matthew.guest@rapleys.com  
**Alfred Bartlett | Rapleys LLP**  
07738 090760 | alfred.bartlett@rapleys.com  
**Nick Cook | Douglas Stevens**  
0207 514 8215 | nick.cook@douglasstevens.co.uk

**Douglas Stevens**

Chartered Surveyors



2.8 million catchment within a  
45 minute drive time

23 million footfall per annum

Average dwell time 2 hours 9  
minutes

10,000 free car parking spaces

Opportunity to trade next to a  
newly extended **Primark**

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### Location

intu Merryhill Shopping Centre is a key regional shopping destination anchored by **Debenhams, Marks & Spencer, Next** and **Primark**. Other notable retailers within the scheme include **H&M, New Look, River Island** and **Superdry**.

### Description

The subject property is situated on Liberty Walk on the lower mall immediately adjacent to Primark, who are extending their existing store on the ground floor into the former BHS and have increased the store from 48,000 sq ft GIA to 84,019 sq ft.

### Accommodation

The property comprises the following approximate floor areas:

|              | Sq m | Sq ft |
|--------------|------|-------|
| Ground floor | 870  | 9,360 |

Frontage 7.5 metres 24 ft 6 inches

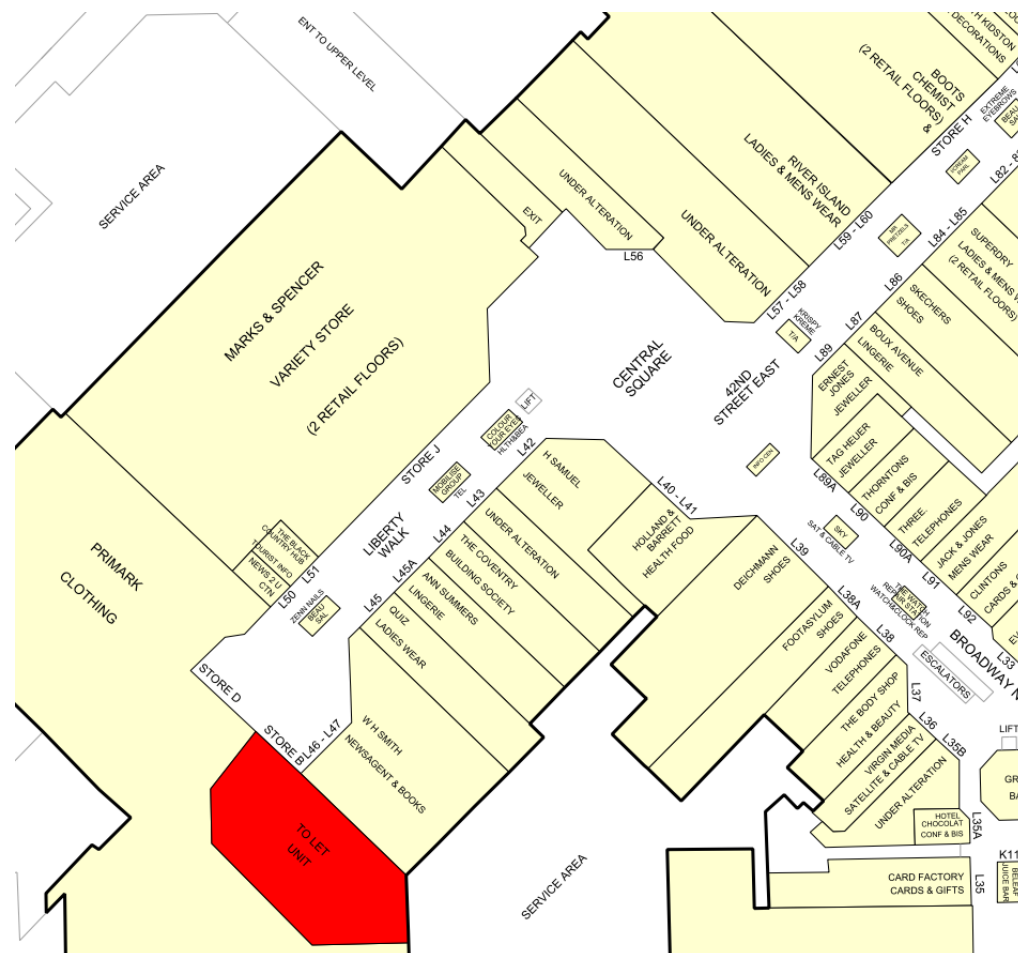
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Leasehold. Rental offers invited.

### Terms

The property is available on a new 15 year lease on full repairing and insuring basis subject to five yearly upward only rent reviews.



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### Rating

The Rateable Value for the premises is yet to be assessed. Interested parties are advised to make their own enquiries of the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

A copy of the EPC can be made available upon request.

### VAT

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

### Viewing

Strictly by appointment through the joint agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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