

SHOP TO LET

Unit 1 Tangmere Square, Castle Vale, Birmingham, B35 6DL

Subject to Vacant Possession



LOCATION

Castle Vale is located a quarter of a mile from Junction 5 of the M6 and lies roughly 6 miles north east of Birmingham city centre. The area is densely populated with approximately 10,000 residents and as well as being home to Castle Vale Retail Park, also benefits from being located close to Ravenside Retail Park and The Fort Shopping Park.

Tangmere Square forms part of the Sainsbury's anchored Castle Vale Retail Park which includes occupiers such as; TK Maxx, Argos, B&M, Smyths Toys and ScS and fronts the busy A452 Chester Road.

The subject premises are located off of the 659 space car park within Tangmere Square which sits adjacent to Sainsbury's and houses tenants such as William Hill and Lloyds Pharmacy. The premises are currently occupied by The Post Office.

DESCRIPTION

The premises comprise a ground floor lock up shop.

ACCOMODATION

The premises comprise of the following approximate floor area:

Net Internal Area: **183m²** **1,970 sq ft**

Tenure

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

EPC

Energy Performance Asset Rating of the premises currently falls within category C (61).

A copy of the Energy Performance Certificate can be made available upon request.

SERVICE CHARGE

There is an annum service charge of £5,024 per annum.

RENT

£25,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£18,500**

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with the Retained Agents.

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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Vale Retail, Birmingham, B35 7QX

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