

SHOP TO LET

Unit 44, The Square
Aldridge Shopping Centre
Aldridge, WS9 8QS



Location

Aldridge is a town in the Walsall Borough, 12 miles north of Birmingham City Centre and 7 miles south west of Lichfield it has a population of 39,348.

Description

The subject property is located within The Square which forms part of the Aldridge Shopping Centre anchored by Home Bargains and situated next to Card Factory with other nearby occupiers include Greggs, Costa Coffee, Iceland, Birmingham Hospice and Boots.

Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

Accommodation

The premises comprise a retail unit arranged over ground floor with the following approximate floor areas:

Unit 44 The Square	Sq M	Sq Ft
Ground Floor	321.06	3,456
First Floor	298.3	3,211
Total	619.36	6,667

Business Rates

RV £44,500 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Legal Costs

Each party to be responsible for their own legal costs.

Rent

£50,000 + VAT per annum exclusive.

Service Charge

The service charge for the current year is £19,953 + VAT.

Insurance

The service charge for the current year is £2,246 + VAT.

EPC

C 60. A copy of the EPC is available upon request.

Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

Viewings

Strictly by appointment with the Sole Retained Agent.

Subject to Vacant Possession

