





UNIT 17

Location

Shirley's Parkgate centre is in a prominent location fronting the A34, which is an arterial route between the M42 and Birmingham, giving excellent prominence and accessibility. The retailer line up is extensive including tenants such as Pizza Express, Prezzo, Peacocks and ASDA.

The unit sits in the middle of the scheme between ASDA and Indico.

Accommodation

The property is arranged over one floor, providing the following areas:

Ground	638 sq ft	59.2 sq m
Total	638 sq ft	59.2 sq m

Term

The property is available by way of a new 10 year effective full repairing and insuring lease subject to rent review at year 5.

Rent

£27,500 per annum exclusive

Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value:	£27,500
Rates Payable:	£12,582

Note: Interested parties are advised to verify these figures with the Local Authority

KnightFrank.co.uk/Retail



RETAIL



Plan not to scale. Experian Goad Plan created 27/02/18. Created by Knight Frank. Copyright and Confidentiality, 2016. © Crown Copyright and Database Rights 2016 OS100019885.

Service Charge

The Service Charge attributable for this unit is £946 per annum

EPC

The property benefits from and EPC rating of . Certificate available on request.

Legal

Each party is responsible for its own legal costs incurred in this transaction.

SUBJECT TO CONTRACT

Viewing

For further information, please contact :

David Legat

+44 (0) 207 861 5119 +44 (0) 7973 621 292 david.legat@knightfrank.com

Andrew Gilbert

+44 (0) 207 861 1177 +44 (0) 7917 738 135 andrew.gilbert@knightfrank.com

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. This document contains Computer Generated Images. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered oce is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Particulars produced February 2017.