



To Let

7 Shenley Green Shopping Centre,
Shenley Lane, Northfield, Birmingham B29 4HH

SW

Sanderson
Weatherall

Location

The property forms part of a local retail parade providing a number of similar units, known as Shenley Green Shopping Centre, which is set back on the north-eastern side of Shenley Lane within the Weoley suburb of Birmingham. The property is approximately five miles south-west of Birmingham City Centre.

Description

The property comprises a mid terrace 'lock-up' retail unit, of brick construction with a glazed retail frontage with offset entrance door and external security shutter.

Internally the property is arranged to provide a front retail area, secondary space suitable for continued retail use, office or stock room and rear store-rooms and WC. The property presents well, having been recently refurbished providing a 'white box', giving an incoming tenant the opportunity to easily fit out to their own specification.

The property extends to a net internal area of approximately 584 sq ft (54.23 sq m).





Use

We believe that the unit benefits from permission to be used as a general business premises, under class E.

Please note that the property is owned by Bournville Village Trust and therefore uses pertaining to the sale of alcohol will not be permitted. Further, as the landlord wishes to help neighbouring tenant businesses by not allowing conflicting uses or fast food takeaway uses of this unit.

Rent

£10,200 per annum exclusive, subject to contract. VAT is payable in addition to the rent.

Lease

The property is available by way of a new internal repairing and insuring lease, for a minimum term of five years.

Rating assessment

The property has a rateable value of £6,800 (2026 assessment). Business Rates are payable by the tenant but may be subject to rates relief for a small business.

Services

We are informed that mains electricity, water and drainage are connected to the property. The in-going tenant will be responsible for all utility costs.

None of the services or installations have been tested by the landlord or their agents and therefore no warranties can be provided as to their condition or suitability for future use.

Energy performance

The EPC Rating for the property is band D, with a score of 86 points.



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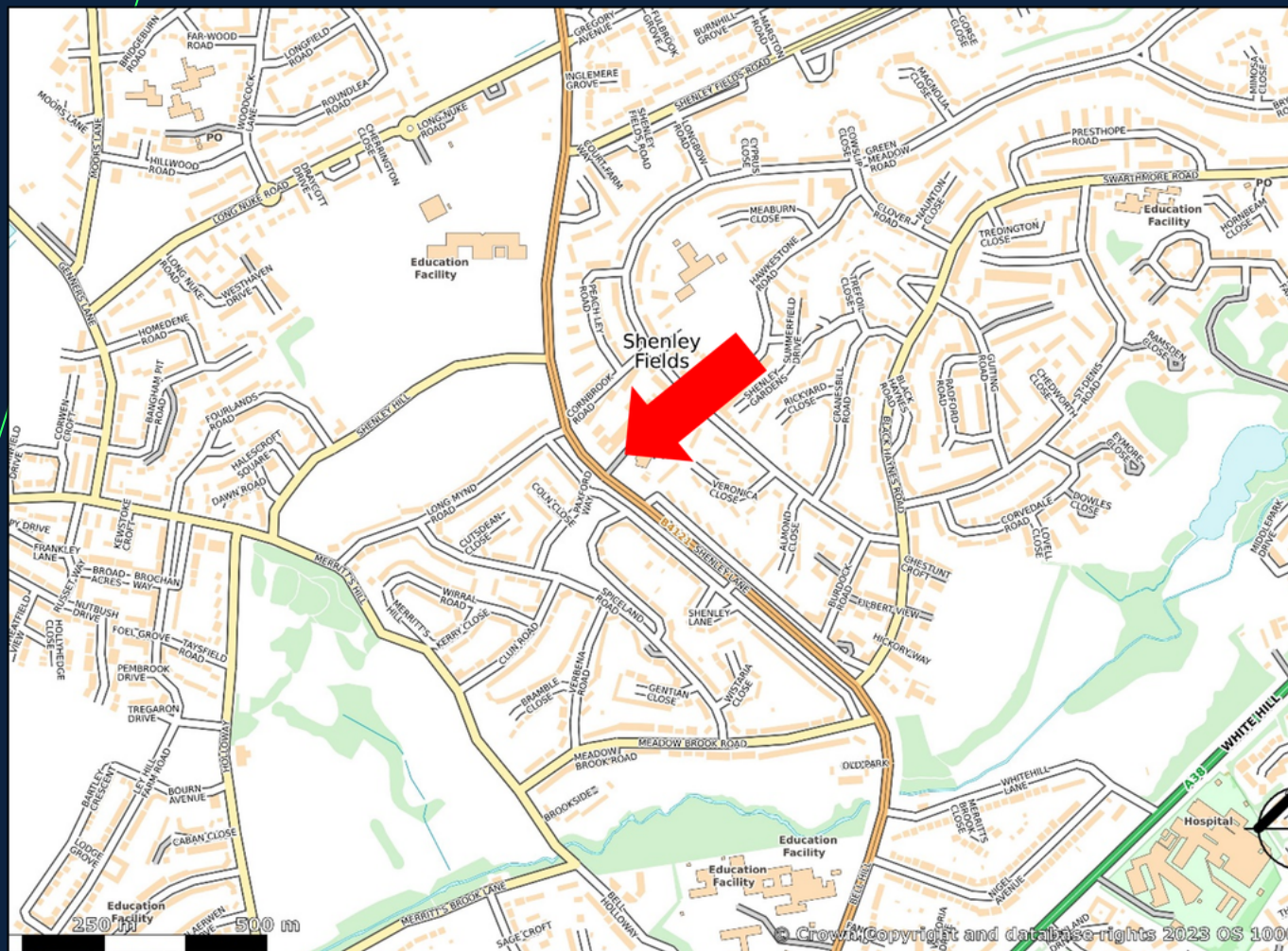
Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

James Carver

07901 710668

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Certified



Corporation

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