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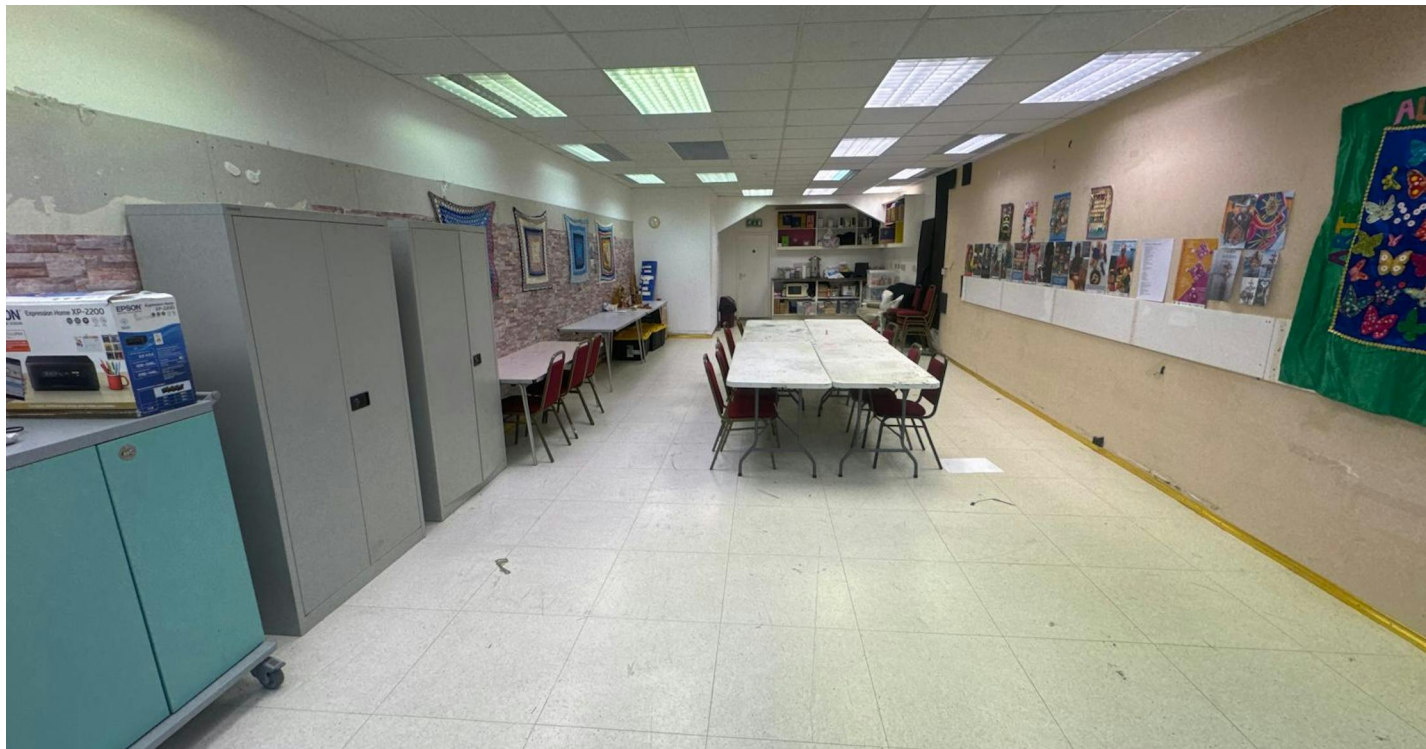


UNITS 21 & 22 CENTRAL SQUARE, HIGH STREET, ERDINGTON, B23 6RY
1,183 TO 2,631 SQ FT (109.90 TO 244.43 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Retail Units within High Street Shopping Centre

- *Can be Let Individually or Combined
- *Small Business Rates Exemption - Subject to tenants eligibility
- Notable nearby occupiers include Specsavers, Holland & Barrett and Card Factory
- Accessed via Erdington High Street
- Form part of Central Square Shopping Centre
- Suitable for a variety of uses (Class E)
- High Pedestrian Footfall

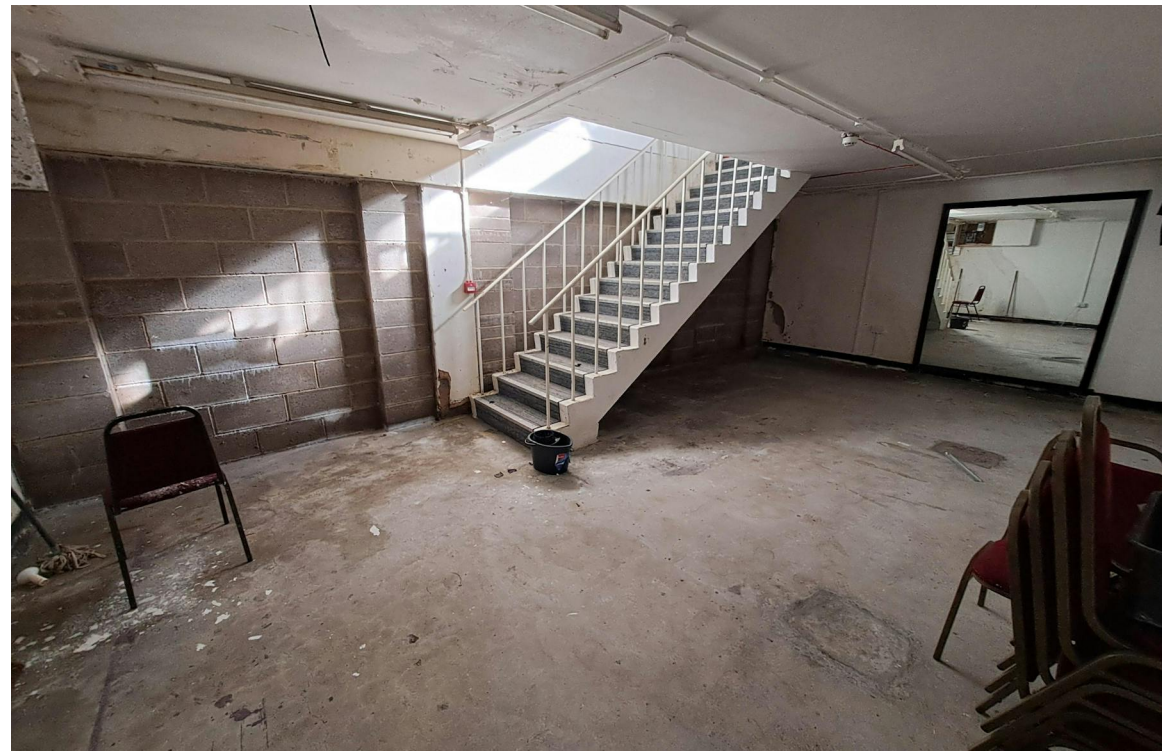


DESCRIPTION

The premises comprise two neighboring retail units within Central Square Shopping Centre on Erdington High Street. The Centre is accessed via a pedestrian walkway directly from the High Street, providing excellent footfall and transport links.

The units can be let individually or combined, offering open plan retail accommodation on the ground floor, with ancillary basement space in addition. The units benefit from consent under Use Class E, making them suitable for a variety of retail or office operators.

Nearby amenities include supermarkets, cafes, banks, and a range of high street retailers, all contributing to the area's strong appeal for shoppers and businesses alike. There is ample car parking nearby.

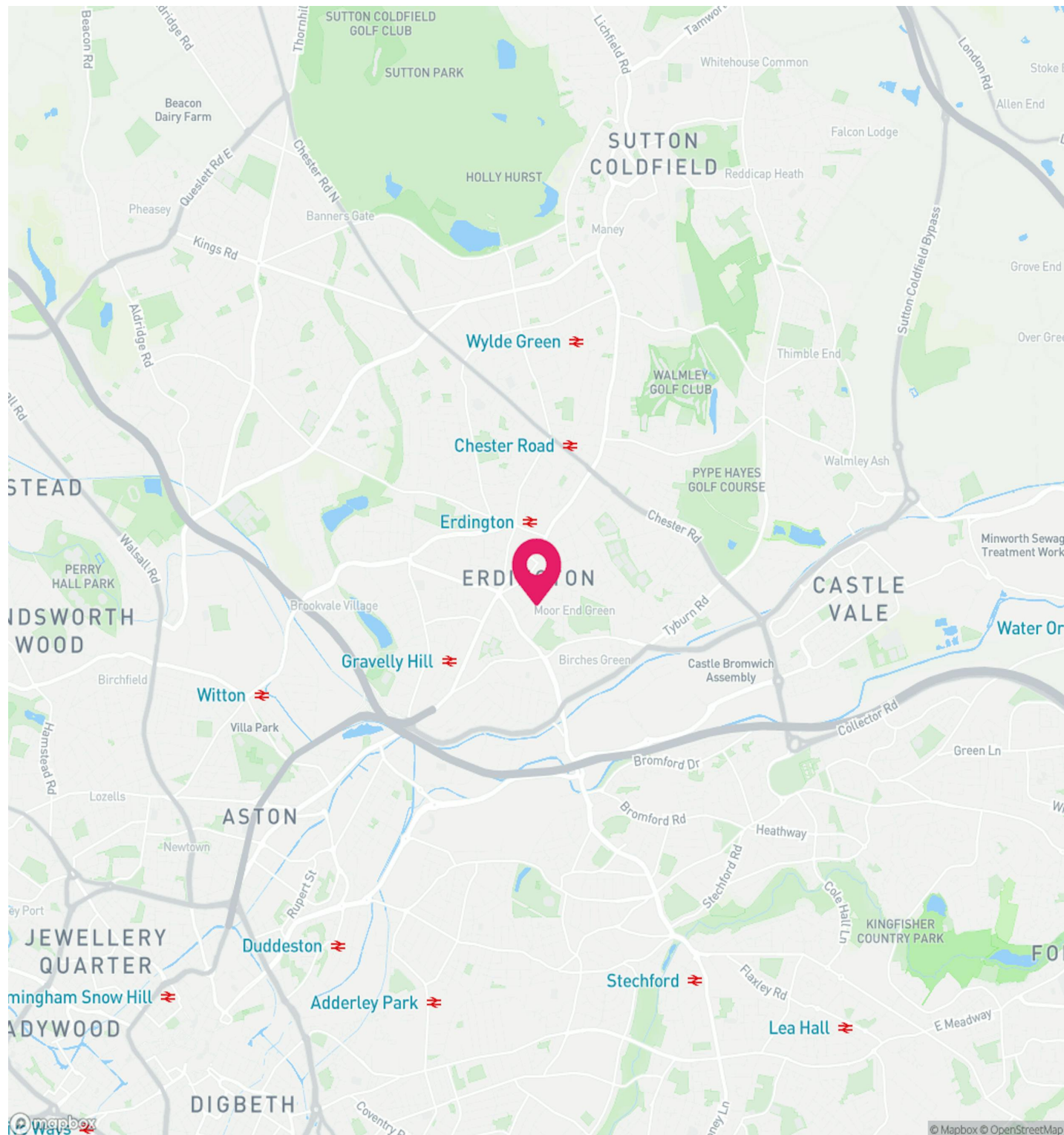


LOCATION

The unit is prominently positioned within Central Square Shopping Centre, fronting Erdington High Street, a busy and well-established retail destination serving the local community. The High Street benefits from strong footfall, anchored by a mix of national retailers, independent shops, and essential local services. Notable nearby occupiers include Specsavers, Holland & Barrett and Card Factory.

Situated in the heart of Erdington, the property enjoys excellent connectivity and a vibrant trading environment. Erdington is a popular residential and commercial suburb located approximately 5 miles north-east of Birmingham City Centre, offering convenient access to a wide customer base from both the local population and surrounding areas.

The location is well-served by public transport, with Erdington Railway Station just a short walk away, providing regular direct services to Birmingham New Street in under 15 minutes. Multiple bus routes also operate along the High Street, offering frequent connections to neighbouring districts and the wider Birmingham area.



AVAILABILITY

Name	sq ft	sq m	Rent	Service charge	Availability
Unit - 21 Central Square	1,448	134.52	£12,000 /annum	£5,548.21 /annum	Available
Unit - 22 Central Square	1,183	109.90	£10,000 /annum	£4,532.82 /annum	Available
Unit - 21 & 22 Central Square	2,631	244.43	£22,000 /annum	£10,081.03 /annum	Available

TERMS

The units are available to let on a new lease for a term of years to be agreed on the following terms:

Unit 21: £12,000 per annum exclusive

Unit 22: £10,000 per annum exclusive

Units 21 & 22: £22,000 per annum exclusive

BUSINESS RATES

Rateable Values:

Unit 21: £4,700

Unit 22: £4,650

We understand that the premises are eligible for small business rates exemption - subject to tenants qualification.

SERVICES

We understand mains water, electric and drainage services are connected to the premises.

We recommend all parties to make their own enquiries

SERVICE CHARGE

A service charge is levied in respect of the upkeep of communal areas

EPC

Available upon request

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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