

## Prime Shopping Centre Unit

**Ground floor sales**  
89.93m<sup>2</sup> (968ft<sup>2</sup>)

- **Rent** £12,000 per annum
- **Service Charge** £3,653.63 plus VAT (estimated annual charge)
- **Insurance** £543.90 plus VAT (estimated annual charge)
- **Rateable Value (2023)** £8,200
- **EPC** Available on request
- **Lease** A new lease for a term of years to be agreed



**TO LET**



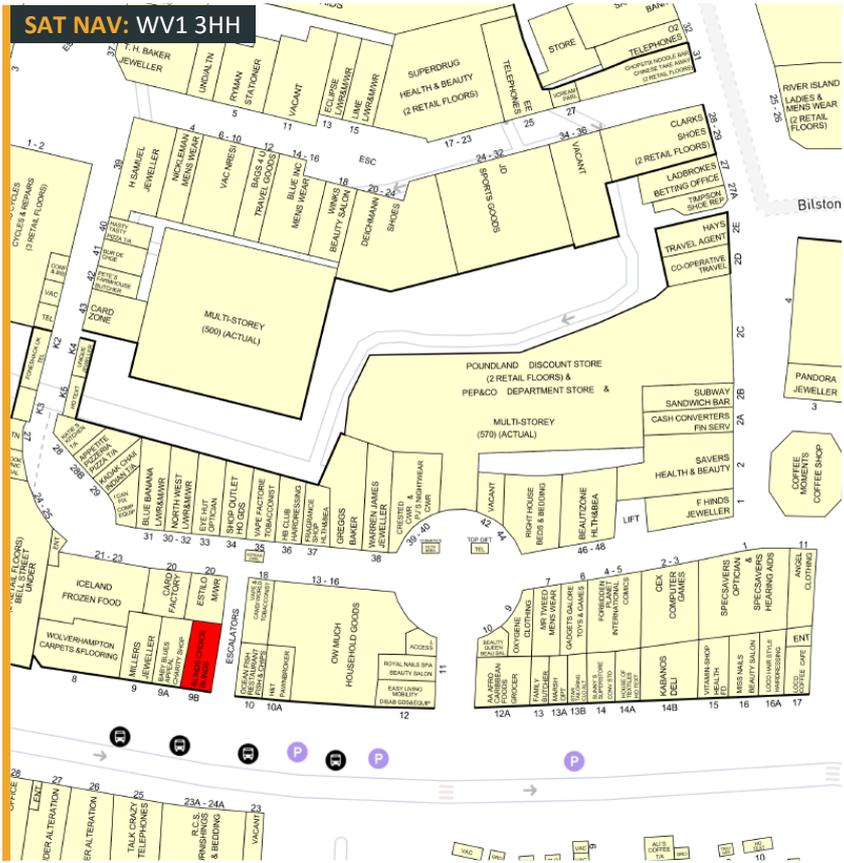
Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	89.93	968

## Planning

The current planning use is Class E and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## Legal Costs

Each party to be responsible for their own legal fees in connection with the transaction.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:



**FHP**  
fhp.co.uk  
0121 752 5500

**Oliver Marshall**  
07887 787 885  
oliver@fhp.co.uk

**Fisher Hargreaves Proctor Ltd.**  
First Floor, 122-124 Colmore Row  
Birmingham, B3 3BD

fhp.co.uk

or contact our joint agents Creative Retail on 0121 4000407