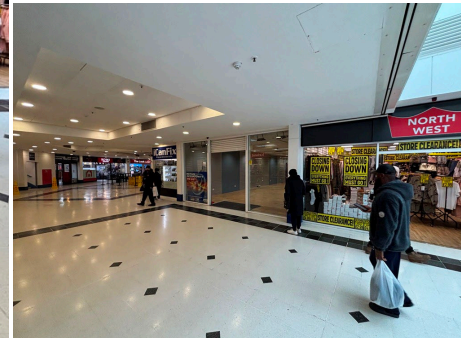


Prime shopping centre unit

Ground floor sales
97.08m² (1,045ft²)

- **Rent** £18,000 per annum
- **Service Charge** £11,233.55 + VAT (estimated annual charge)
- **Insurance** £787.47 + VAT (estimated annual charge)
- **Rateable Value** £18,500
- **EPC C** - 71. Available on request
- **Lease** A new lease for a term of years to be agreed



TO LET



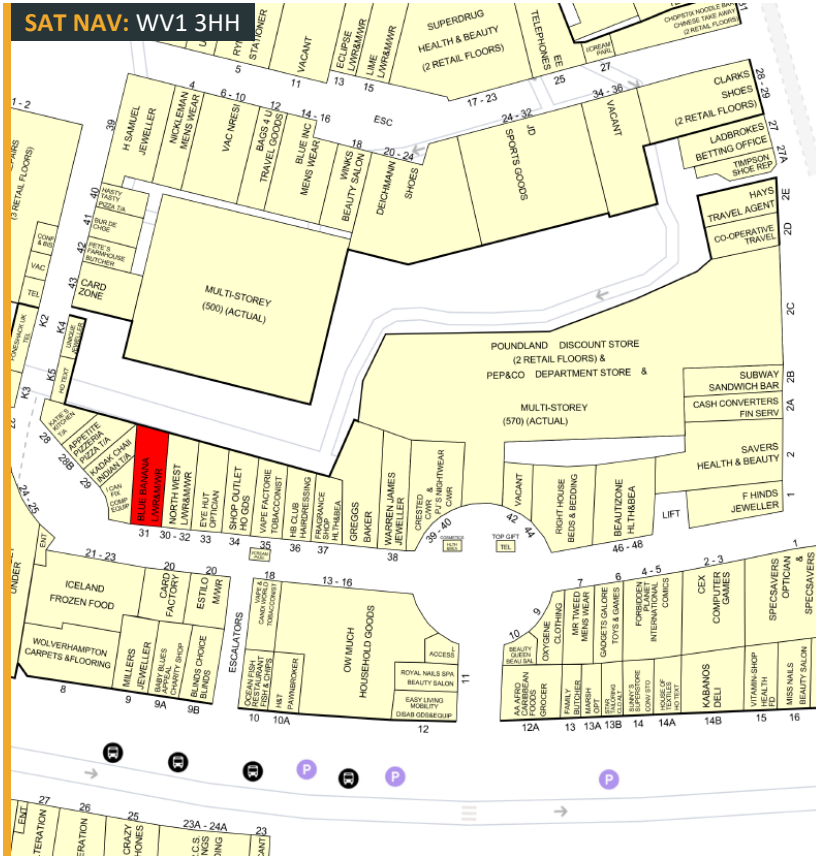
Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
Ground floor sales	97.08	1,045
Basement	57.69	621

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:

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or contact our joint agents Creative Retail on 0121 4000407

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.