MORGAN WILLIAMS

YARDLEY SWAN SHOPPING CENTRE, B25 8UJ

UNIT 12

SHOP TO LET

SUBJECT TO VACANT POSSESSION

DESCRIPTION

The Swan Shopping Centre is situated on the A45 Coventry Road, anchored by an 111,000 sq ft Tesco Extra, together with 57,000 sq ft of retail units and is served by 797 free car parking spaces. The scheme is home to a number of national retailers including **Card Factory, Sports Direct, Holland & Barrett, Peacocks, Claire's** and **Specsavers**.

ACCOMMODATION

The premises is arranged over ground floor only, comprising the following approximate floor area:

Ground Floor:	1,550 sq ft	144 sq m

LEASE TERMS

The premises is available by way of a new effectively full repairing and insuring lease for a term to be agreed, incorporating 5 yearly upwards only rent reviews, subject to vacant possession.

RENT

£37,500 per annum exclusive.

SERVICE CHARGE

The service charge is currently £7,745.33 per annum, subject to variation.

TIMING

The unit is available as soon as possible, subject to vacant possession.

RATES (2020/21)

We have been verbally advised that the premises have been assessed as follows:

Rateable Value:	£26,000
Rates Payable:	£12,480

Interested parties should verify these figures with Birmingham City Council (0121 303 5511).

LEGAL COSTS

Each party is to bear their own legal costs incurred in respect of this transaction.

FURTHER INFORMATION & VIEWINGS

For further information please contact **Camilla Jerram** (camilla@morganwilliams.co.uk) or **Geoff Phillips** (geoff@morganwilliams.co.uk) at **Morgan Williams** (020 7493 4455) or our joint agents at BWD (0121 262 6540).
**EPC available upon request.*

SUBJECT TO CONTRACT

MISREPRESENTATION ACT
Whilst every effor has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or agent. Measurements are approximate and for guidance only.

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Birmingham - Swan Centre

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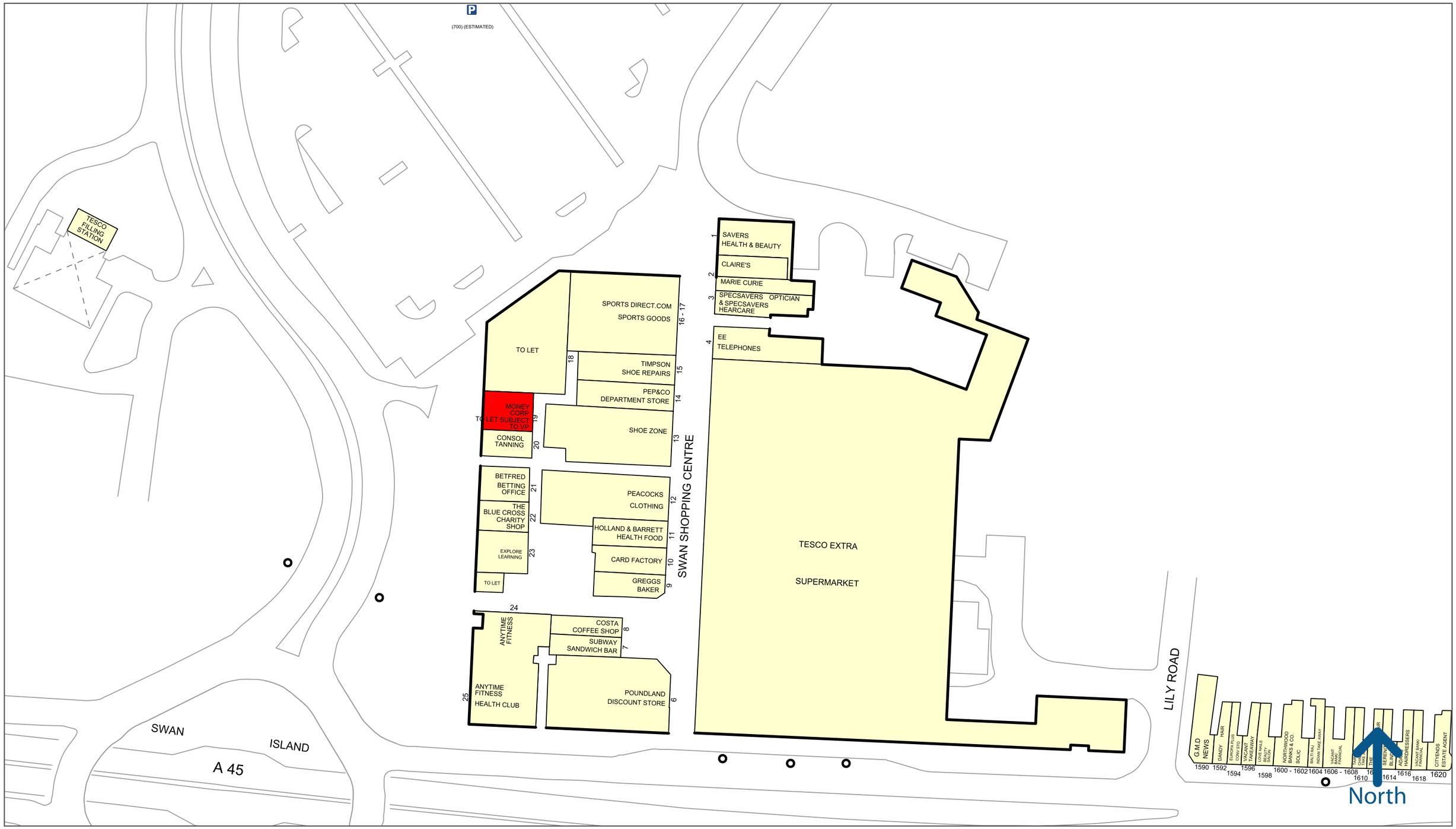

50 metres

Experian Goad Plan Created: 28/04/2021
Created By: morgan williams

Map data

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