



Picton Jones & Co

0121 643 3232

TO LET

SHOP PREMISES

729 BRISTOL ROAD SOUTH
NORTHFIELD, BIRMINGHAM



- PRIME TRADING LOCATION
- FULLY FITTED – READY TO TRADE
- COMPETITIVE TERMS
- PLANNING PERMISISON FOR A1/A2/A3/A5 USES
- IMMEDIATE OCCUPATION

SITUATION/LOCATION

Northfield is Birmingham's largest suburban district shopping centre located approximately 5 miles south west of Birmingham City Centre and serving a residential population of circa 61,000 persons.

Northfield Centre has in recent years been the subject of substantial enhancement works with the introduction of the Northfield Bypass around the Town Centre and street works which have substantially improved the retailing environment.

The property itself fronts the main Bristol Road South with adjoining and nearby retailers including Thomas Cook, McDonalds, Heron Frozen Foods, Cash Converters, Boots, etc, as per the Pitch Plan over.

There are substantial Car Parking Provisions to the Rear.

DESCRIPTION/ACCOMMODATION

The premises comprise a Ground Floor Lock-Up benefiting from rear accessing and parking facilities

Fully fitted out, the Premises have a modern Aluminum framed shop frontage, suspended ceiling, gridmate lighting etc, ready to trade

Gross Frontage:	18'
Internal Width	16'
Ground Floor Sales	750 sq ft
Rear Ancillary	25 sq ft
WC Accommodation	

Rear Servicing and Car Parking Provisions.

TENURE:

The Premises are Available by way of a New FR&I Lease for a Term of Years to be Agreed, subject to a 5 Yearly Rent Review Pattern and Rental Offers are Invited in the Region of £17,500 per annum.

RATEABLE ASSESSMENT:

We are verbally advised that the Retail premises have a rateable value of £12,500 and rates payable for 2023/2024 of £6,237.50.

However, the Assessment includes the First Floor Accommodation which does not form part of the Demise and should be reduced accordingly.

The latest Government retail relief scheme gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1st April 2023 until 31st March 2024 (up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information.

LEGAL COSTS:

The ingoing Tenants to be responsible for all legal costs associated with the transaction.

VIEWING:

STRICTLY BY APPOINTMENT with the Sole Retained Agents.
Contact Messrs Picton Jones & Co on 0121 643 3232
(Ref. GWC/04/2022.).

SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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