



M

UNIT 950

M Scott Arms, Great Barr,
Walsall Road, Birmingham,
B42 1TQ

Local Occupiers Include

cardfactory *Sue Ryder* **Domino's** *Ladbrokes*
BETFRED **Iceland** **acorns** *Your local children's hospice* **+well**

DESCRIPTION

M Scott Arms is a well known local and convenience shopping centre in Great Barr, Birmingham fronting the A34 Walsall Road with residential above and onsite parking.

Unit 950 is a ground floor retail unit situated in a prominent roadside location.

UNIT SIZE

Total Area: 462 sq.ft (43 sq.m)

Ground Floor: 462 sq.ft (43 sq.m)

RENT

£19,500 per annum

BUSINESS RATES

Rateable Value: £9,000.

SERVICES

Mains electricity, water and drainage are connected to the property.

SERVICE CHARGE & INSURANCE

Service Charge: £956.21

Insurance: £347 pa

ENERGY PERFORMANCE

EPC rating C-57. Further information available upon request.

PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



15

Retail Units On-Site



30,336 sq.ft

Total Area



What Three Words
wished.depend.itself

M SCOTT ARMS

SITE PLAN

M

LCP.
part of MCore

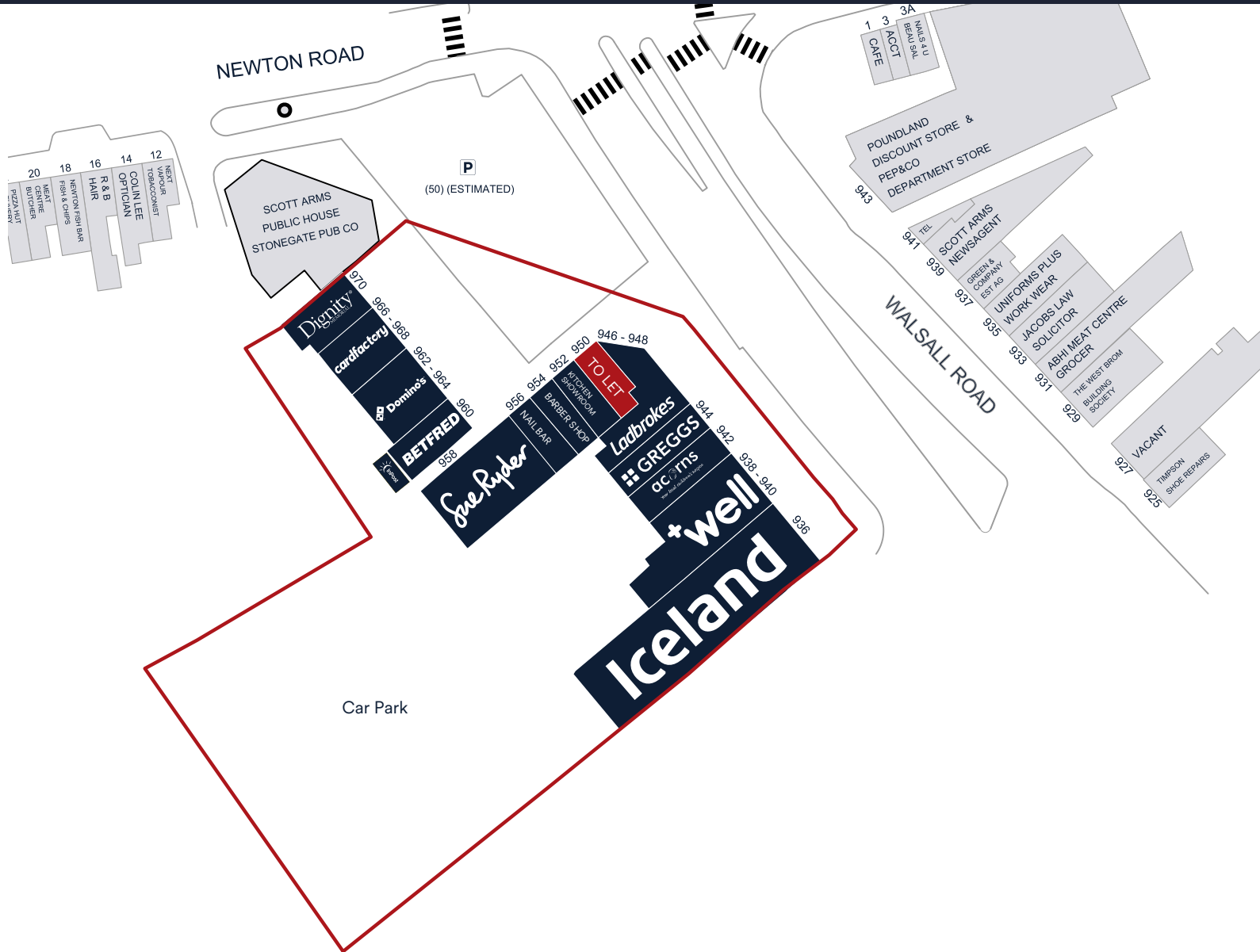


Rakesh Joshi
07741 385322
RJoshi@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents

CREATIVE RETAIL
PROPERTY CONSULTANTS

Ed Purcell
07793 808974
ed@creative-retail.co.uk



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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