

## Prime Shopping Centre Unit

**Ground floor sales**  
**101.95m<sup>2</sup> (1,097ft<sup>2</sup>)**

- **Rent** On application
- **Service Charge** £8,671 plus VAT (estimated annual charge)
- **Insurance** £1,195 plus VAT (estimated annual charge)
- **Rateable Value (2023)** £23,250
- **EPC** Available on request
- **Lease** A new lease for a term of years to be agreed



**TO LET**



Location



Gallery



Contact



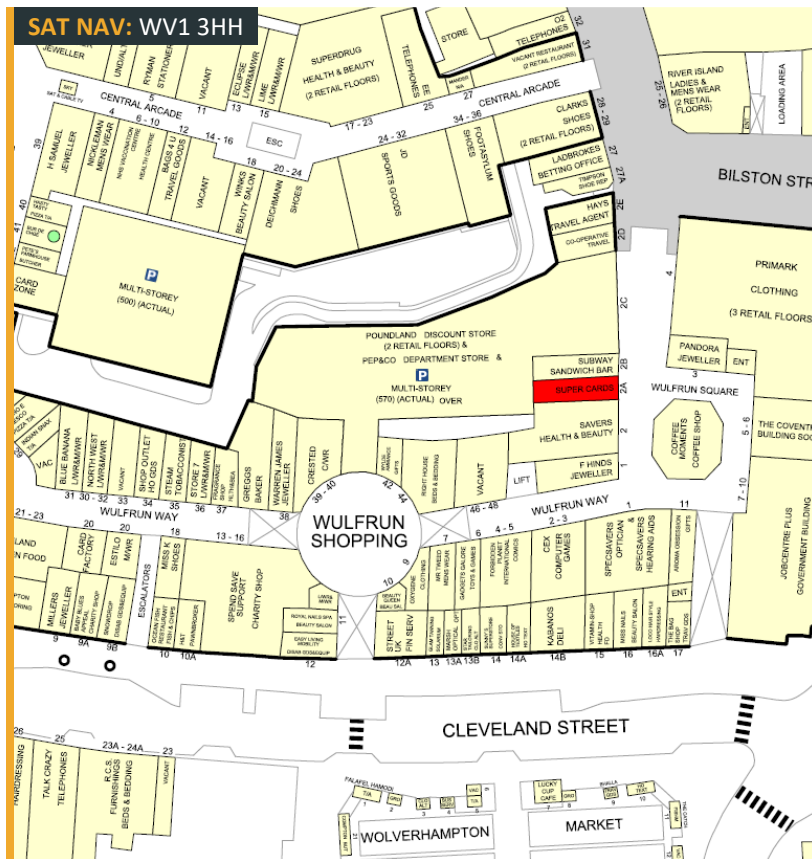
Location



Gallery



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## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	81.85	881
Basement	54.65	588

## Planning

It is understood 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:



**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

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

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