



SUBJECT TO VACANT POSSESSION

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 M^{Core}



Rakesh Joshi

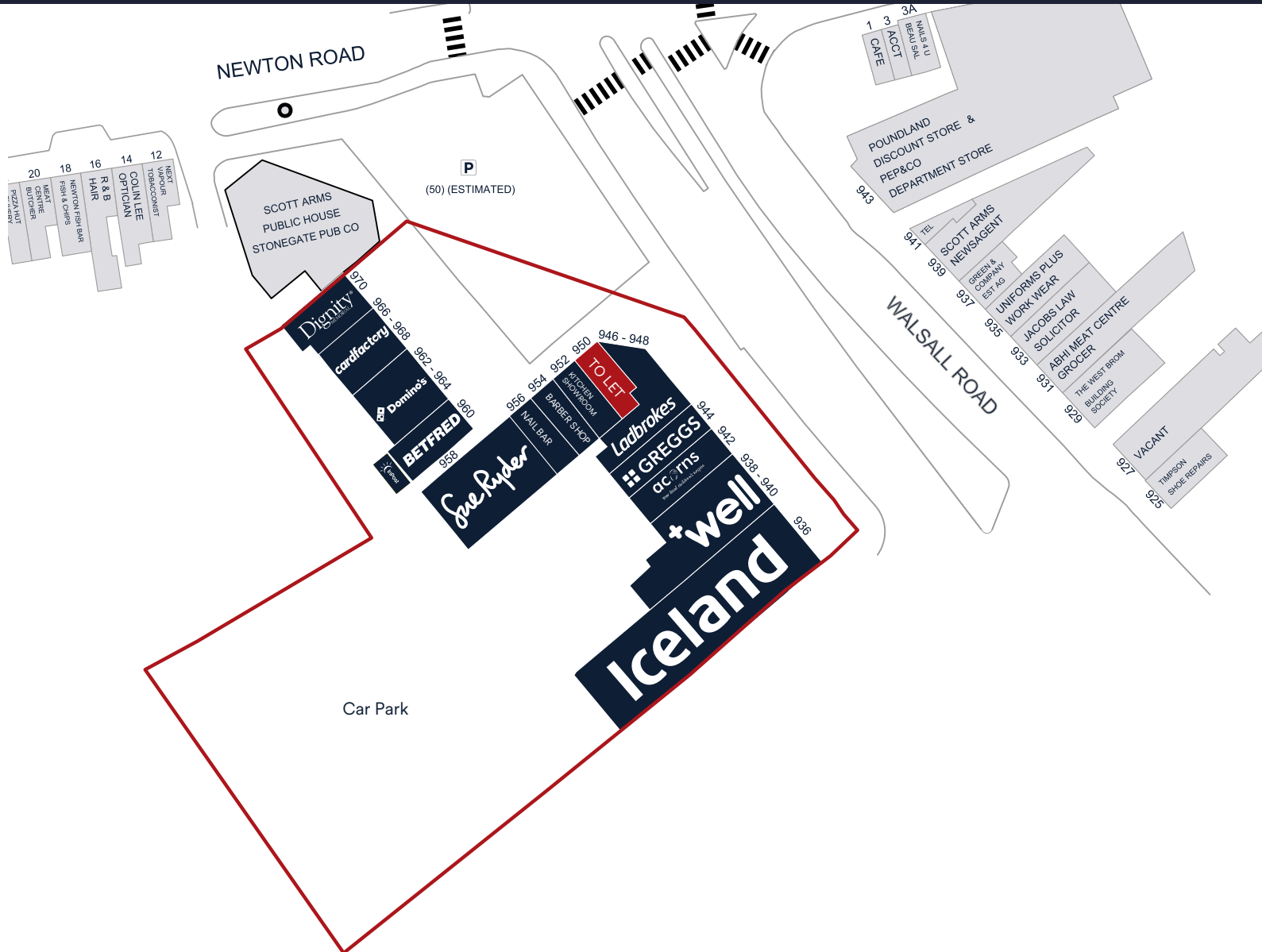
07741 385322
RJoshi@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents

CREATIVE RETAIL
PROPERTY CONSULTANTS

Ed Purcell

07793 808974
ed@creative-retail.co.uk



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.) We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**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.

09-04-26 APRIL26