



SCOTT ARMS

Walsall Road,
Great Barr,
Birmingham,
West Midlands.
B42 1TQ

Creative Retail

0121 400 0407

www.creative-retail.co.uk

- Prominent Roadside Position Fronting the A34 Walsall Road
- Busy Neighbourhood Retail Units
- 1 Hour Free Car Park

 **M'Core**
LCP UK

01384
400123

lcpgroup.co.uk



Key occupiers include:

Iceland

 **GREGGS**

 **Domino's**

Sue Ryder

Creo Kitchens

cardfactory

Ladbrokes

acorns

BETFRED

Scott Arms
Pharmacy

CURRENT TOTAL UNITS

16

DESCRIPTION

- With over 30,000 passing vehicles each day, there are over 11 million potential customers every year.
- The centre benefits from 1 hour free car parking to the front.
- Well established shopping centre in a prominent roadside location fronting the A34 (Walsall Road).

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.

REFERENCES & LEGAL COSTS

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

SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

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

LEGAL COSTS

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

ENERGY PERFORMANCE

Further information available upon request.



TOTAL
DEVELOPMENT
30,336 sq.ft
2,818 sq.ft



For details of any available "off-market" opportunities, please contact the Asset Manager.

OVER 30,000
PASSING VEHICLES
EACH DAY

ENQUIRIES & VIEWING

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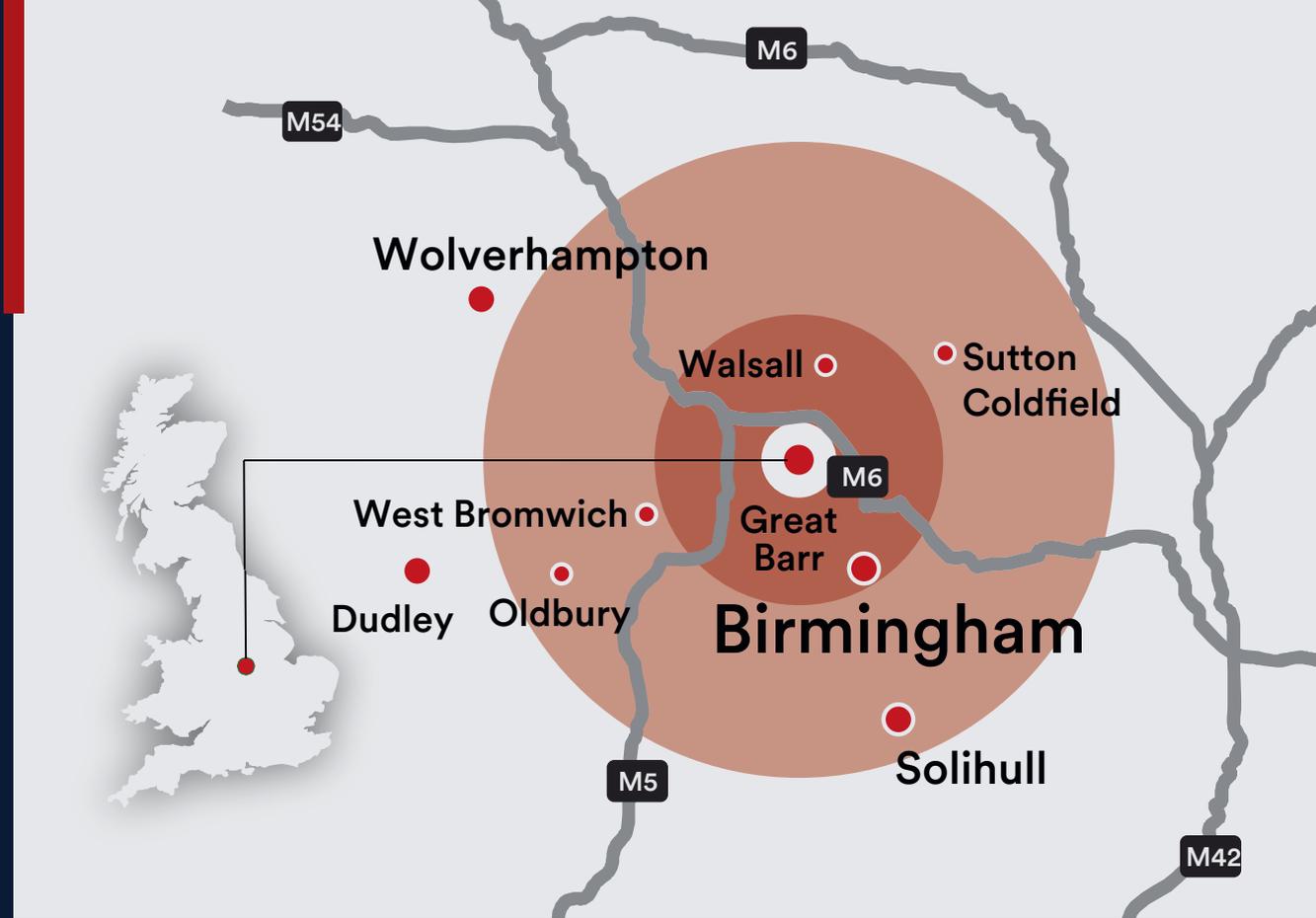
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MISREPRESENTATION ACT 1967

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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.



Location - B42 1TQ

Well known local and convenience shopping centre in Great Barr, Birmingham, fronting the A34 Walsall Road with residential above and onsite parking.

The shopping centre is prominently situated at the cross roads of two significant arterial roads; the A34 Birmingham/Walsall Road which connects Birmingham with Walsall and the A4041 connecting West Bromwich and Sutton Coldfield. Junction 7 of the M6 motorway is just over half a mile north of the Scott Arms.