



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



**On the Instructions of
Nottingham City Council**

**PROMINENT RETAIL UNIT TO LET –
STRICTLY PRIVATE & CONFIDENTIAL**

**UNIT 3 MULBERRY WALK,
MERE GREEN, SUTTON COLDFIELD
B74 2UG**

Location

Mulberry Walk is a new mixed use development in Mere Green town centre at the heart of one of the West Midlands wealthiest enclaves.

Now open the scheme comprises 55,361 sq ft of mixed use retail and restaurant accommodation anchored by a Marks and Spencer Simply Food. Other occupiers of note within the development include Boots, Specsavers, Café Nero, Prezzo, Gusto and Bistro Pierre.

Description

The subject premise comprise a ground floor lock up shop unit.

Accommodation

Ground Floor Gross Area	99.40 sq m	(1,070 sq ft)
-------------------------	------------	---------------

Lease

Available by way of a new effectively full repairing and insuring lease, subject to service charge provision, for a term of years to be agreed.

Planning

Use as a retail shop unit within the definition of Class A1 of the Town and Country Planning Use Classes Order 1987.

Commencing Rental

Offers in the region of £29,500 per annum exclusive of service charge, business rates, building insurance and VAT.

Service Charge

The lease is subject to a service charge, full details upon request.

Rating Assessment

Rateable Value £26,750
Shop and Premises

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC

EPC available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing strictly by appointment with the joint agents:-

Jon Rowley
Rowley Hughes Thompson
DD: 0121 212 7801
E: jonr@rhtretail.co.uk

Mark Hillier
DMR
DD: 0207 794 9527
mhillier@dmrproperty.co.uk

Date prepared: May 2019. All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.

Site Plan (not to Scale)



Location Plan

