



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## On the Instructions of Nottingham City Council

### PROMINENT RETAIL UNIT TO LET

### UNIT 5H 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 sqft 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 and Bisto Pierre.**

The subject premises occupy a prominent position on the Lichfield Road frontage and is in a fitted format with shop front and capped services.

#### Description

The subject premises comprise a shell unit consisting of ground floor sales accommodation. Loading is facilitated via a service corridor to the rear leading to the schemes service bay.

#### Accommodation

Ground Floor Sales	120 sqm	1,293 sq ft
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#### Rental

Rental offers in the region of £33,500 pa exclusive of rating, service charge and VAT.

#### Rating Assessment

To be assessed.

#### EPC

Available upon request.

#### Legal Costs

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

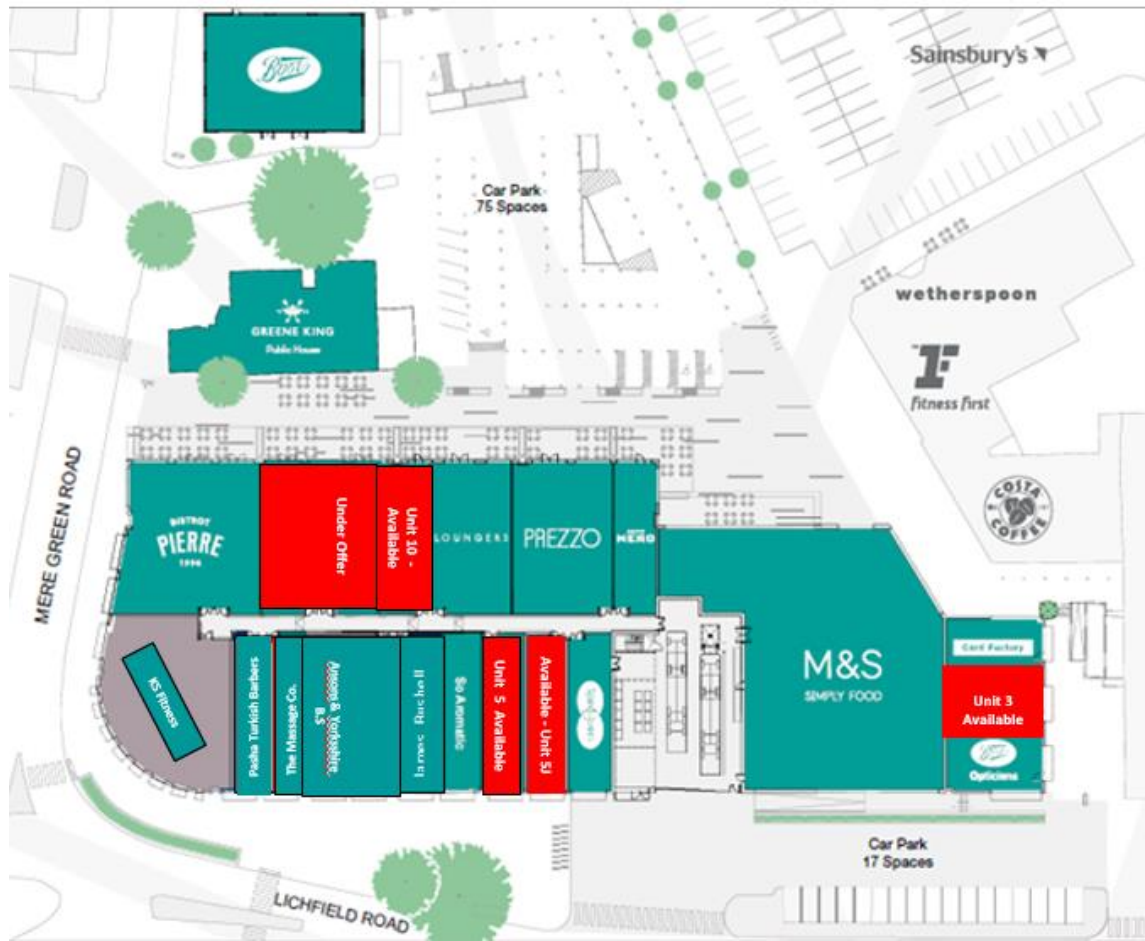
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Date prepared: Sept2020 transactions are stated exclusive of VAT. Subject to Contract.

# Site Plan (not to Scale)



# Location Plan

