

# M

## ALL SAINTS

Shard End Crescent, Birmingham, West Midlands, B34 7AZ



Total  
Development  
**13,981 sq.ft**  
(1,299 sq.m)

Tenants include:



- Prime location
- Popular neighbourhood shopping centre
- Free onsite car parking

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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**01384  
400123**



[searchlcp.co.uk](http://searchlcp.co.uk)



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# A GREAT PLACE TO SHOP

A modern neighbourhood shopping scheme

Shard End Crescent,  
Birmingham,  
West Midlands,  
B34 7AZ

Modern neighbourhood shopping scheme 5 miles east of Birmingham city centre. The shops to let form part of the All Saints Square retail and residential development in Shard End. Anchored by a Midland Co-operative Supermarket, other retailers include – Greggs, Pharmacy, and other independent retailers.

Each unit benefits from the shared car park to the front of the shops.



Free car  
parking  
on site



Busy  
shopping  
centre with  
12 retail  
units



View all available units at  
[www.lcpproperties.co.uk/all-saints](http://www.lcpproperties.co.uk/all-saints)



ALL SAINTS

# NEW RETAIL OPPORTUNITIES

immediately available on new lease terms

**Total Development**  
**13,981 SQ.FT**  
(1,299 SQ.M)

## DESCRIPTION

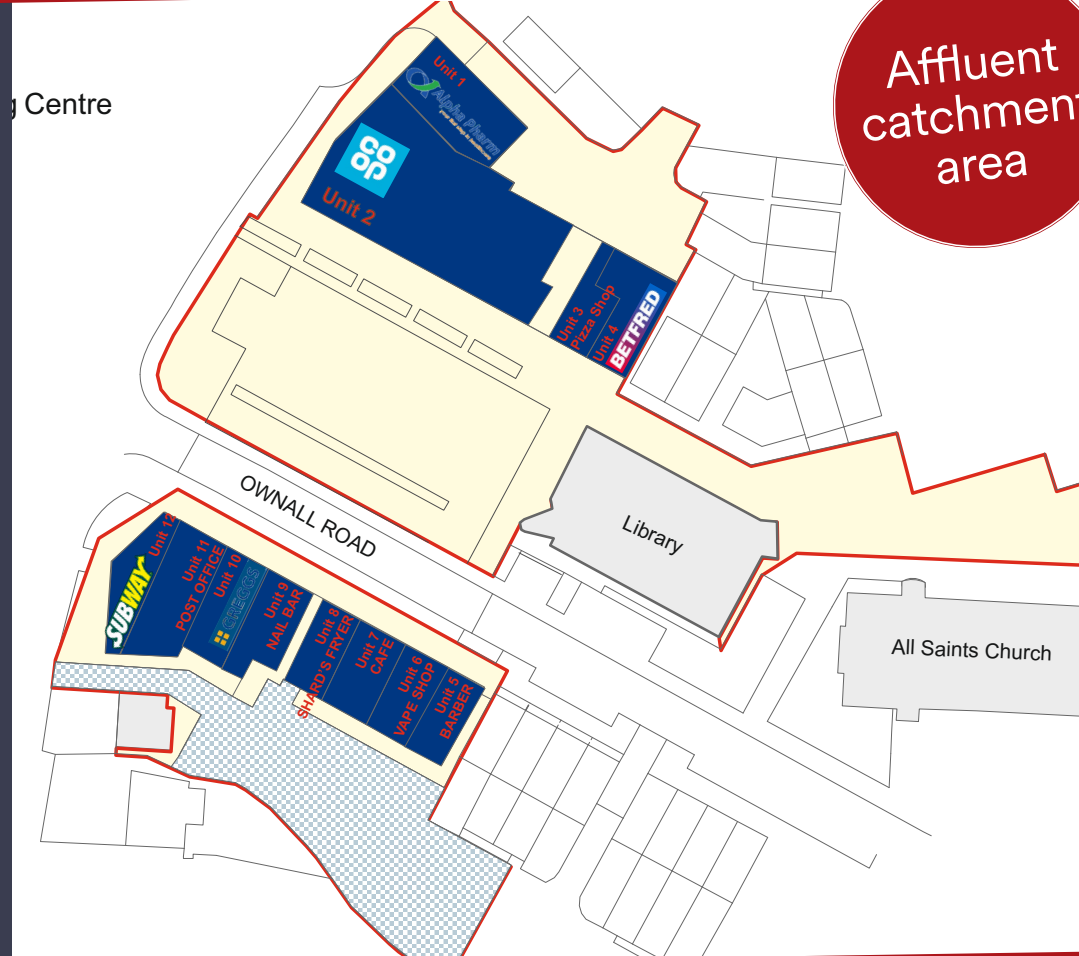
12 newly built retail units are being provided, forming part of a major new residential development in Shard End which will see the creation of approximately 200 new residential premises, new library and commercial offices constructed in joint venture with Barratt Homes Limited. The development is anchored by Midlands Co-operative Supermarket. Other tenants include Greggs and Simply You.

## POSSIBLE USES

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## UNITS TO LET

UNIT 11	sq.ft	sq.m
Ground Floor	1,245	116
RENT	£25,000 per annum	
RATEABLE VALUE	TBC	
SERVICE CHARGE	TBC	
EPC	TBC	



Affluent catchment area



Interested parties are advised to make their own enquiries with the local authority.

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# PROMINENT RETAIL LOCATION

## LOCATION - B34 7AZ

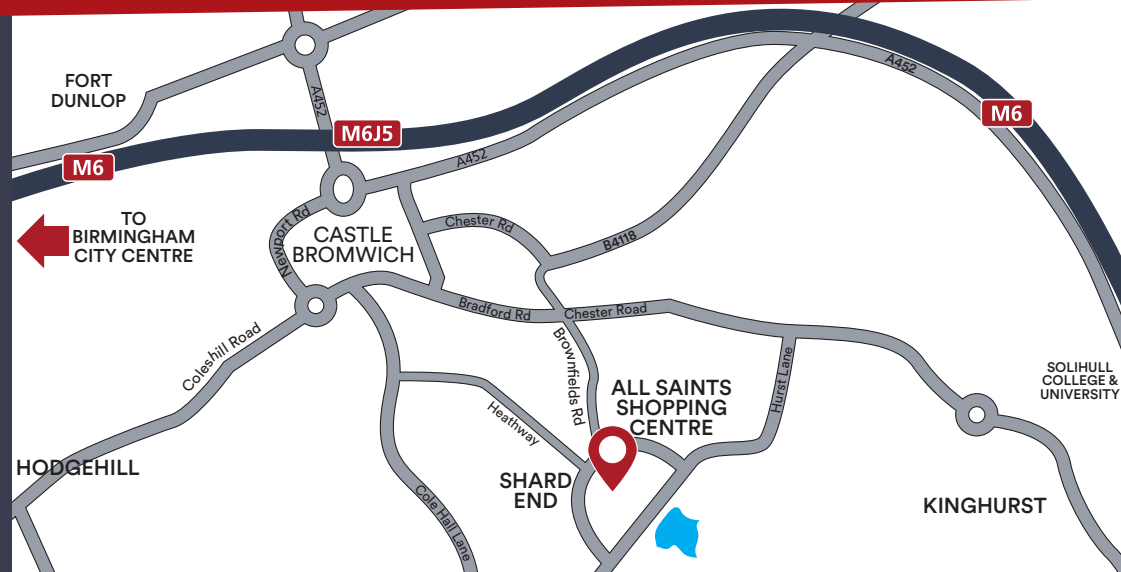
Shard End is an area of Birmingham, England. It is also a ward within the formal district of Hodge Hill. Shard End borders Castle Bromwich to the north and Kinghurst to the east which are situated in the northern part of the neighbouring Metropolitan Borough of Solihull.

Shard End is a busy suburban area located approximately 7 miles to the East of Birmingham City Centre and 4 miles to the North of Birmingham International Airport and Train station. Close to Junction 5 of the M6 motorway.



\*Potential occupiers to make own enquiries to clarify accuracy of data

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### 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

Electricity and water supplies are laid on with drainage to main sewer.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

The properties benefits from a Class E Planning Consent which allows a wide range of uses - subject to planning. 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.

### VIEWING

Strictly via prior appointment with the appointed agent:

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**0121 400 0407**

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