

1,065 sq.ft  
(98.4 sq.m)

SUBJECT TO  
VACANT POSSESSION



M

UNIT 4

///patch.chart.lake  
M All Saints  
Birmingham, West Midlands  
B34 7AH

Local Occupiers Include



GREGGS  
SUBWAY



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



Available Unit

| UNIT 4 - SUBJECT TO VP | sq.ft       | sq.m |
|------------------------|-------------|------|
| Ground Floor           | 1,065       | 98.4 |
| RENT                   | £26,500     |      |
| RATEABLE VALUE         | £16,750     |      |
| SERVICE CHARGE         | £2,258      |      |
| INSURANCE              | Approx £350 |      |

All costs quoted exclusive of VAT



13

Retail units on site



FREE

Parking



## LOCATION

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.



## SERVICES



Free Onsite Parking

 [mcoreproperty.com](https://mcoreproperty.com)



**Kristien Neve**

07778 140729

01384 400123

[KNeve@lcpproperties.co.uk](mailto:KNeve@lcpproperties.co.uk)

**Creative Retail**

**George Xydias**

07956 014 510

0121 400 0407

[george@creative-retail.co.uk](mailto:george@creative-retail.co.uk)

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02896002) the registered office of which is at LCP House, Pensnett Estate, Kingwinford, West Midlands DY6 7NA its subsidiaries (as defined in section 166 of the Companies Act 2006) associated companies and employees (we) give notice that: What 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](https://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](https://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).