



# RETAIL UNIT TO LET

**Unit 9B Astle Retail Park,  
West Bromwich B70 8NS**  
 Assignment / Sublease

## Location

Astle Retail Park is located adjacent to West Bromwich town centre, 6 miles to the west of Birmingham and only 5 minutes from Junction 1 of the M5. The Retail Park has vehicular access from Cronehills Linkway and lies directly adjacent to a new 150,000 sq ft Tesco Extra.

## Description

The retail park comprises a terrace of retail warehouse units arranged fronting communal customer car parking providing parking for 300 vehicles. The retail Park benefits from a direct pedestrianised link to the High Street.

The Retail Park provides for 16 units totalling 117,761 sq ft (10,940 sq m) of retail and leisure space with occupiers including Nike Outlet Stores, B&M and Pure Gym. The subject unit is situated adjoining B&M and Pavers Shoes.

## Accommodation

The premises comprise the following approximate floor areas:

Demise	Sq m	Sq ft
<b>Ground Floor Area</b>	555	5,977

## Tenure

The premises are held on an effectively full repairing and insuring lease for a term due to expire on the 31st October 2026. The lease is subject to a tenant break option on 1st November 2024.

## Rent

The passing rental is £25,000 per annum exclusive increasing to £50,000 per annum exclusive from 1st February 2023.

## Service charge

There is a service charge payable capped at £10,630 per annum.

## Rates

From verbal enquiries we understand the premises are assessed as follows:

Rateable Value – **£66,000**

Rates payable (2021/22) – **£33,792 pa**

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

## Planning

The Unit benefits from Open Class E food and non-Food planning consent.

## VAT and costs

All prices, premiums and rates etc. are quoted exclusive of VAT at the prevailing rate.

Each Party is to be responsible for their own legal costs incurred in any transaction.

## EPC

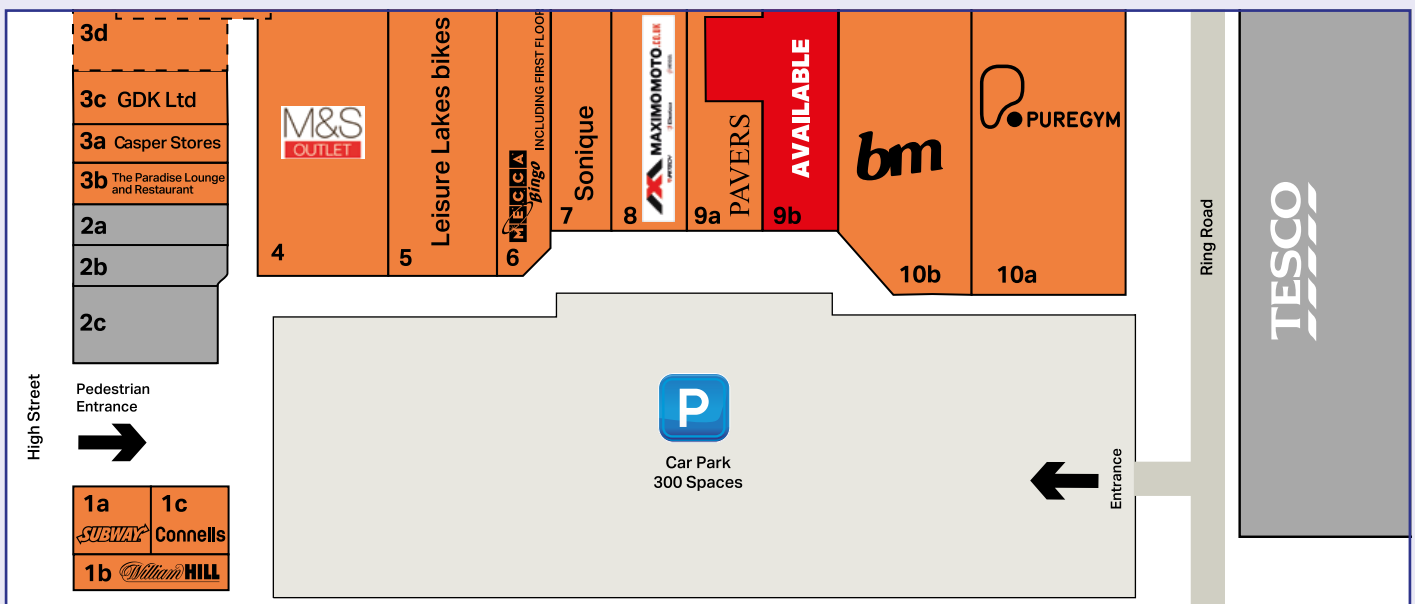
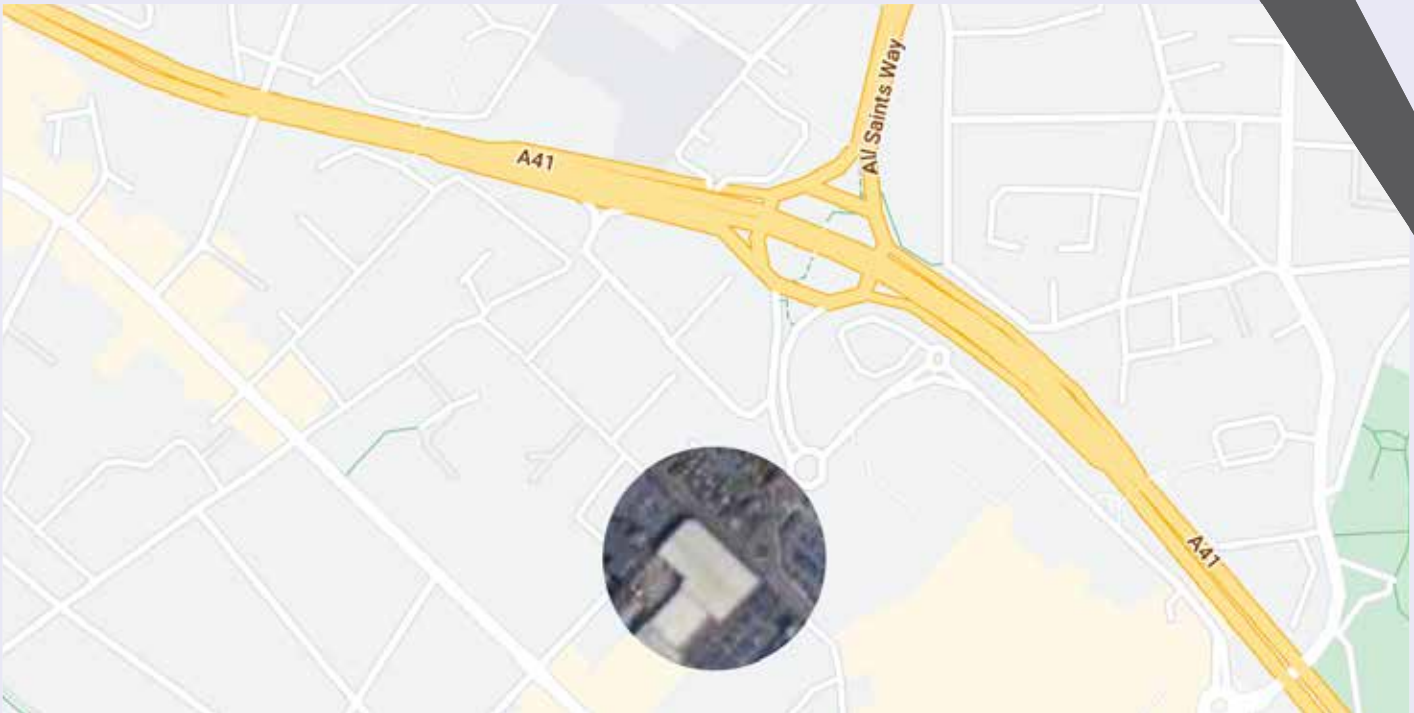
An EPC will be made available upon request.

Viewing strictly through the letting agent

**James Harrocks**

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 Visit [www.harrocks.co.uk](http://www.harrocks.co.uk)

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