

STRICTLY CONFIDENTIAL DISPOSAL – STAFF UNAWARE

BIRMINGHAM – UNIT 1, THE FORT SHOPPING PARK

ADJACENT TO NEW 60,000 SQ.FT. PRIMARK

*** POTENTIAL SUB-LET OF PART AVAILABLE ***
FURTHER INFORMATION ON REQUEST

PROMINENT TRADING LOCATION CLOSE TO PRIMARK, SPORTS DIRECT, TOPSHOP, H&M, JD, BOOTS, NANDO'S AND RIVER ISLAND

LOCATION

The Fort Shopping Park is a top 5 UK out-of-town retail park to the north of Birmingham City Centre, adjoining the M6. The park comprises a U-shaped mall with 40 units, 300,000 sq.ft. of retail accommodation with approximately 2,000 free parking spaces.

Occupiers within the retail park include **Next, River Island, Dorothy Perkins, Schuh, JD, Topshop / Topman, Sports Direct, Clarks, Nando's** and **H&M**.

The unit occupies a prominent location, **adjacent to the new 60,000 sq.ft. Primark**, and benefitting from excellent signage to the park and also externally to the entrance road.

THE PROPERTY

The premises are arranged over ground and mezzanine floor levels offering the following approximate dimensions and floor areas:-

Internal Width	-	16.26 m	53' 04"
Shop Depth	-	44.81 m	147' 00"
Ground Floor GIA	-	930.42 m	10,015 sq.ft.
Mezzanine GIA	-	241.82 m ²	2,603 sq.ft.

LEASE

The premises are available by way of an effectively full repairing and insuring co-terminus sub-lease of the whole or part until 10th February 2020. Quoting terms are available upon request.

EPC

An EPC is available upon request.



RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£407,500
UBR (2017/2018)	-	47.9p
Rates Payable (2017/2018)	-	£195,193

Interested parties are advised to make their own enquiries to the Rates Department at Birmingham City Council – Tel: 0121 303 5509

COSTS

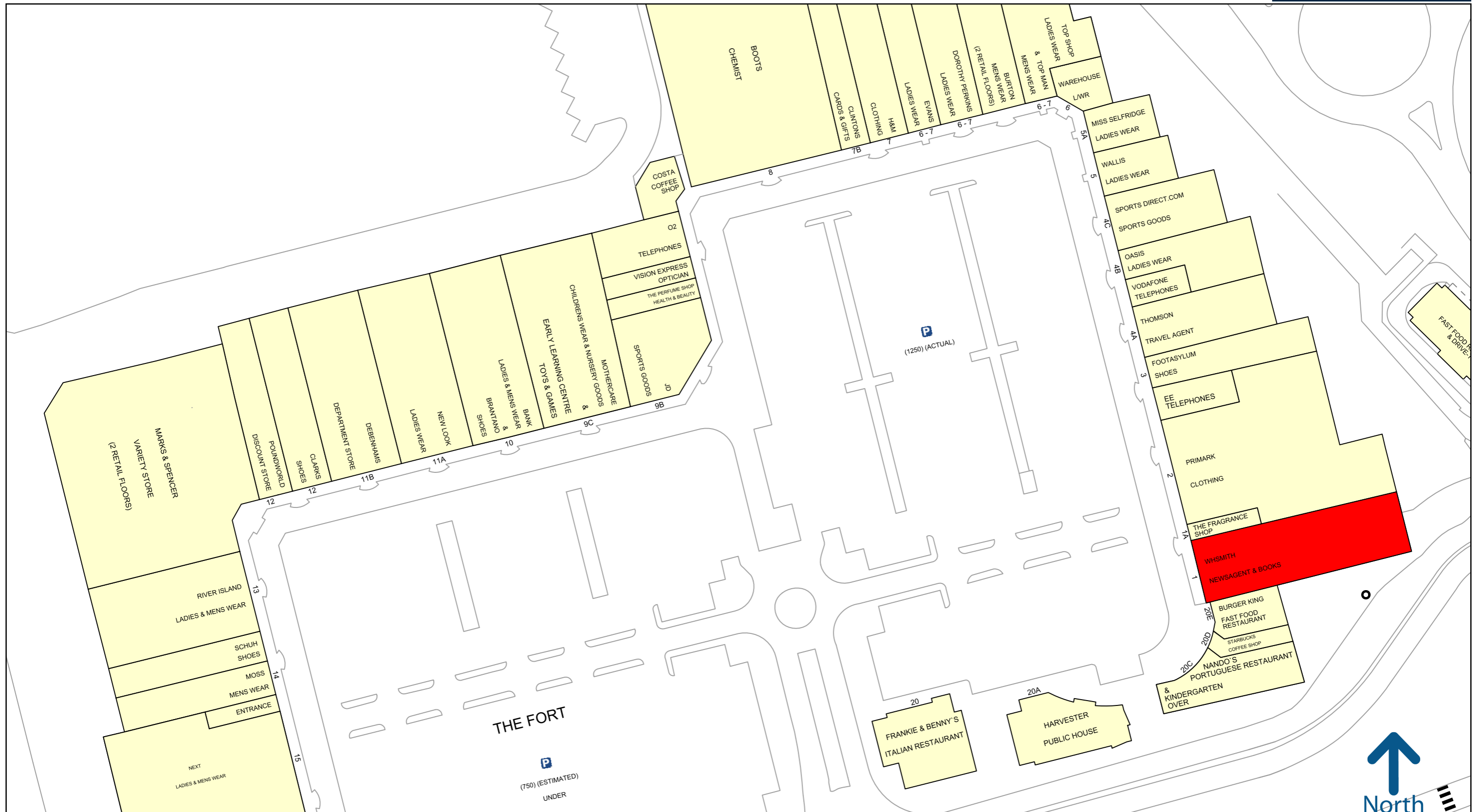
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

The shop staff are **totally unaware** of the intended disposal and therefore viewings can only be carried out with prior notice by contacting:-

John Loveday johnloveday@smithprice.co.uk or
Jonathan Daniels jonathandaniels@smithprice.co.uk

Tel: 020 7409 2100



Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.

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Experian Goad Plan Created: 06/05/2016

Created By: Smith Price