

**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 <sup>2</sup>	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 10<sup>th</sup> 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	-	<b>£510,000</b>
UBR (2016/2017)	-	<b>49.7p</b>
Rates Payable (2016/2017)	-	<b>£253,470</b>

Interested parties are advised to make their own enquiries to the Local Authority.

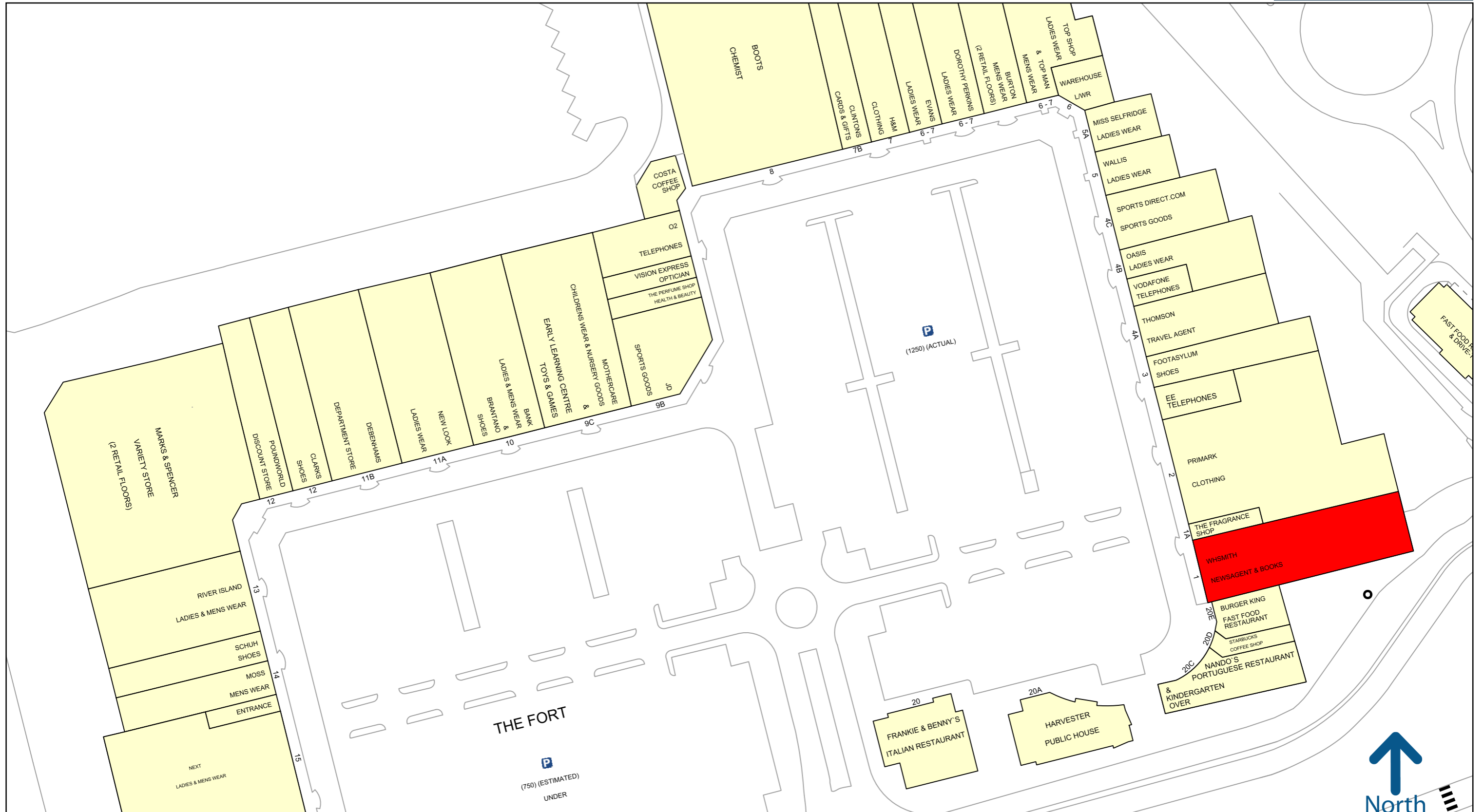
### **COSTS**

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](mailto:johnloveday@smithprice.co.uk) or  
**Jonathan Daniels** [jonathandaniels@smithprice.co.uk](mailto:jonathandaniels@smithprice.co.uk)



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Experian Goad Plan Created: 06/05/2016

Created By: Smith Price