

SUBJECT TO VP



TO LET

Retail Unit

486 sq.ft
(45.2 sq.m)

Unit 28-29 The Square, Aldridge Shopping Centre, Aldridge WS9 8QP

- A popular neighbourhood centre
- Free onsite car parking
- Prominent retail unit in central piazza area
- Neighbouring occupiers include Home Bargains, W H Smith, Boots, Costa Coffee

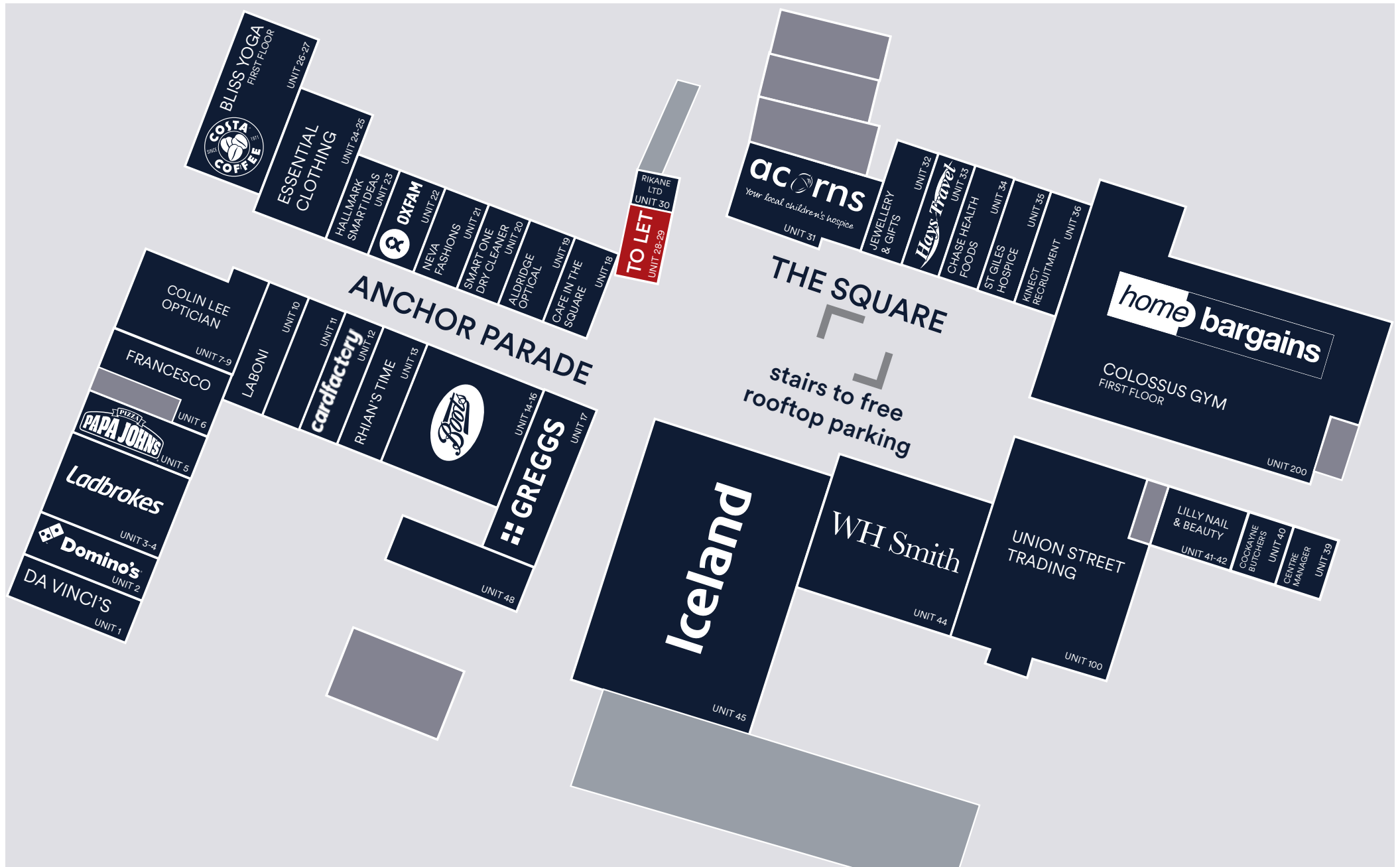
LCP.
part of IMCore

01384
400123

searchlcp.co.uk



Unit 28-29 The Square, Aldridge Shopping Centre, Aldridge WS9 8QP



Unit 28-29 The Square, Aldridge Shopping Centre, Aldridge WS9 8QP

| Areas (approx. NIA) | Sq.ft | Sq.m |
|---------------------|------------|-------------|
| Ground Floor | 486 | 45.2 |
| TOTAL | 486 | 45.2 |

Description

A popular neighbourhood centre with a range of independent and well known retailers. The centre also benefits from a great leisure offering with a Gym and Snooker Club onsite. Convenient free parking is provided on the onsite roof top car park.

Rent

£9,500 per annum ex VAT.

Rates

Rateable Value £7,800.

Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

Services

All mains services are connected.

Service Charge & Insurance

This unit participates in a service charge scheme of £3,320 per annum ex VAT. There is an insurance charge of £250 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

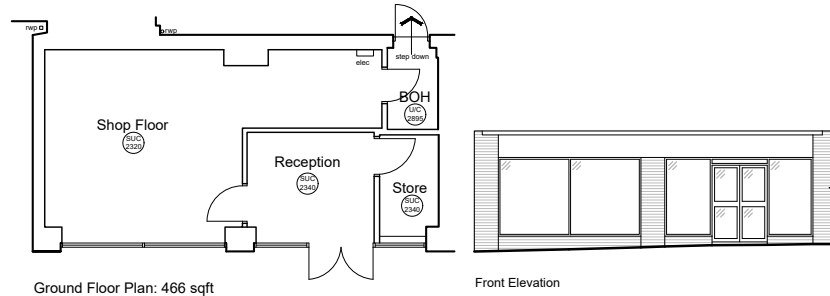
Further information available upon request.

Planning

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

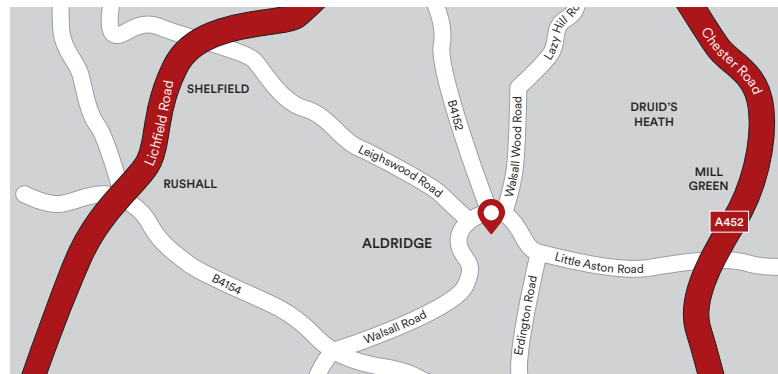
Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Ground Floor Plan: 466 sqft

Front Elevation



Location

Aldridge is situated outside of Walsall town centre in the West Midlands and is sandwiched between the M6 and the M6 Toll Road. Both of which give easy access to the cities of Birmingham & Wolverhampton.

Viewing

Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

Guy Sankey

07415 408196

guy@creative-retail.co.uk

Owned and Managed by

LCP.
part of M Core

**01384
400123**

searchlcp.co.uk



Kristien Neve

07778 140729

KNeve@lcpproperties.co.uk

Rob Ellis

07918 931081

REllis@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst 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. 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.