

Yardley - 12 The Swan Shopping Centre

- **Busy Location**
- **A1 / A2 Planning Consent**
- **Extended rent-free period available**

Location

The unit is situated in a good secondary trading location in the Swan Shopping Centre. The scheme is anchored by 110,000 sq ft **Tesco Extra** and benefits from 797 free car parking spaces. Other nearby retailers include **Sports Direct, Brantano, Holland & Barrett** and **Just For Pets**.

Size

The property is arranged over ground floor only, and comprises the following approximate area:

Ground Floor Sales 1,465 sq ft 136.10 sq m

Lease

The property is held by way of an existing FRI lease, due to expire 19th February 2022, at a passing rental of £35,000 per annum exclusive. The rent review due 20th February 2017 remains outstanding, further details available on application.

Terms

Our client is prepared to offer an extended rent-free period to assign their lease, subject to status.



Service Charge

The current service charge budget is £9,068 per annum.

Business Rates

Rateable Value £19,250

Interested parties should contact the Local Authority to confirm this figure, and obtain the exact rates payable figure.

EPC

An EPC is available on request.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly,
London, W1J 0DG

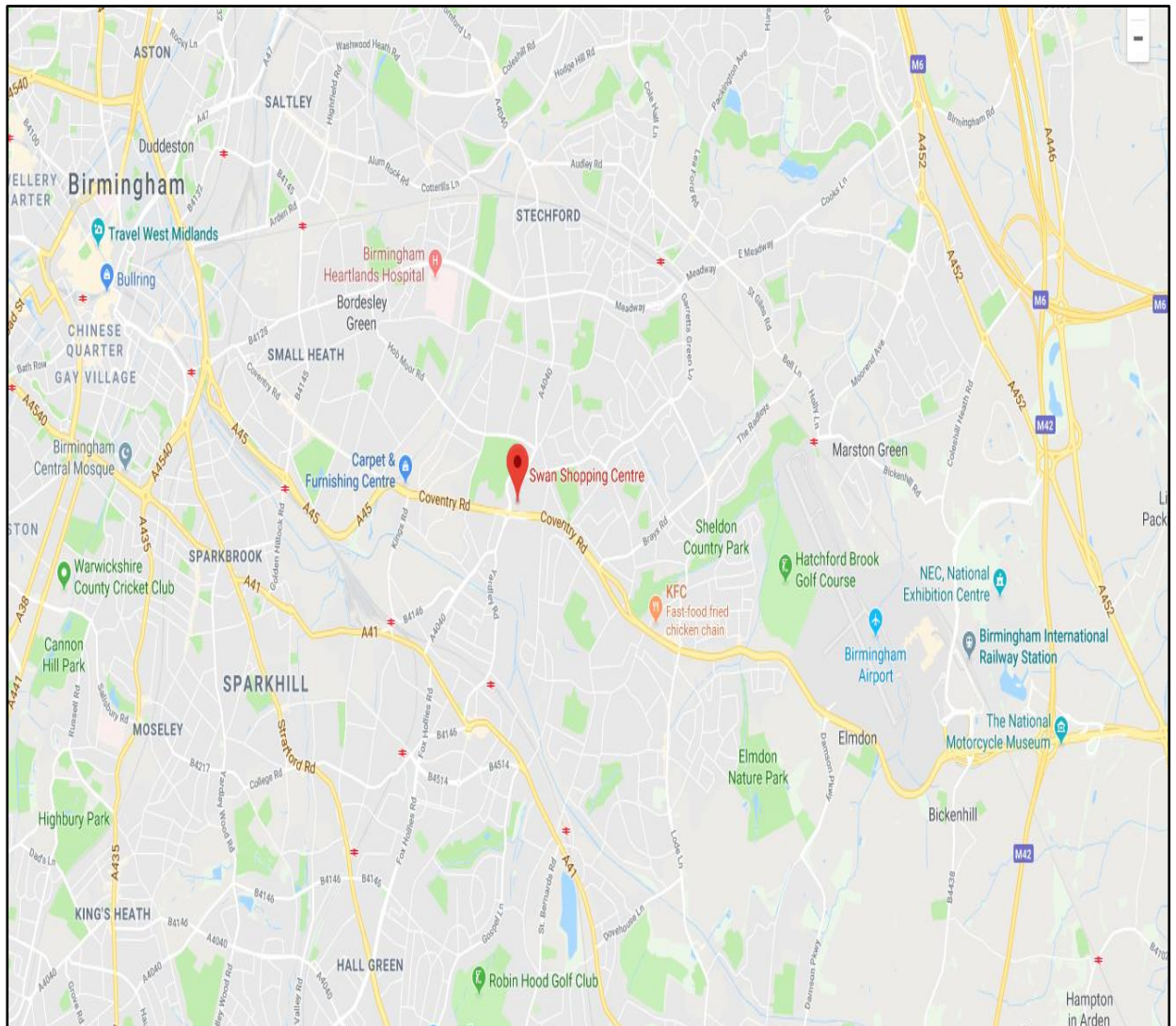
0203 432 4300

Myles McKinnon

Tel 0203 411 0007 | Mob 07920 020123
myles@mckinnonnelson.co.uk

William Nelson

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk



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