RETAIL AND LEISURE UNITS TO LET

Parkgate, Stratford Road, Shirley, West Midlands, B90 3GG

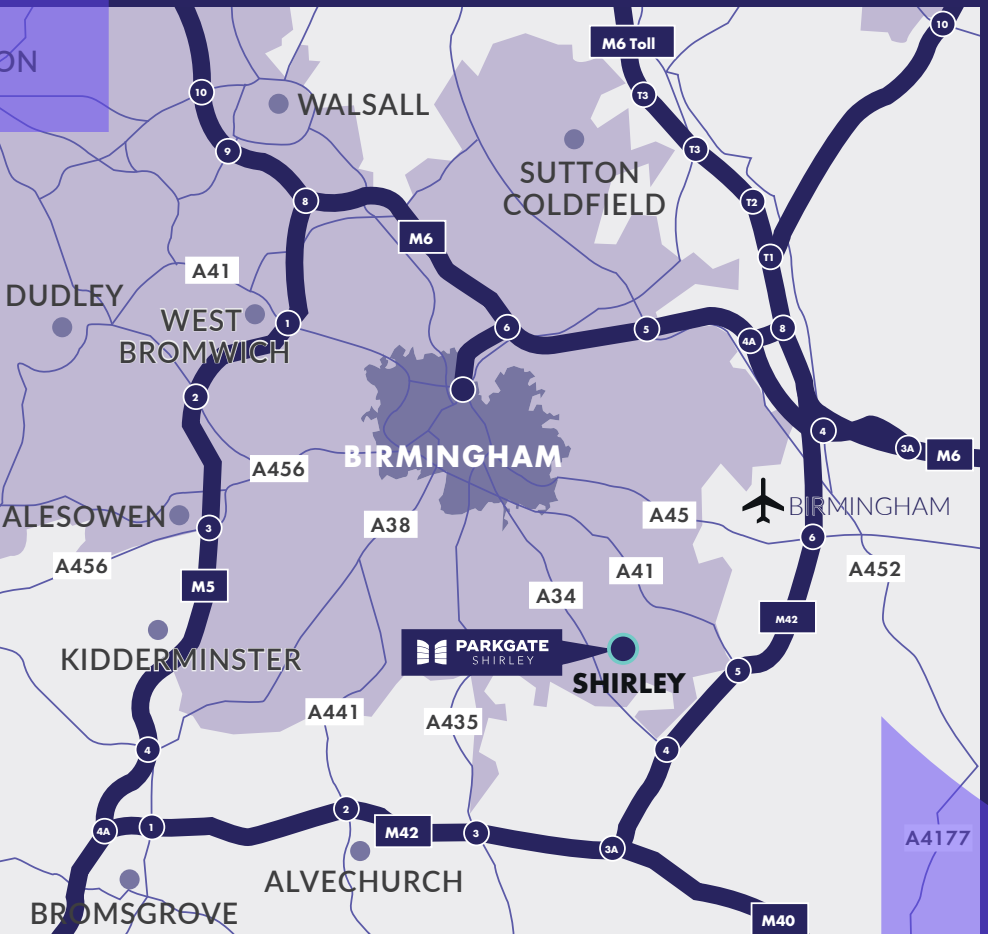
parkgateshirley.com

Location

Parkgate, Stratford Road, Shirley, West Midlands, B90 3GG

The premises occupy a busy trading position in Shirley which itself forms a suburb of Birmingham and Solihull being approximately 7.9 miles to the South East of Birmingham City Centre, circa 2.5 miles West of Solihull Town Centre and 2.3 miles to Junction 4, M42.

The subject premises are located within Parkgate which is anchored by an ASDA Superstore, with Shirley library and other national multiple occupiers including Superdrug, Shoe Zone, Peacocks, Loungers, Wetherspoons, TUI, B&M and Greggs.



731k

Living within the total catchment

£41.3m

F&B spend opportunity

£122m

Total opportunity spend

+11% West Midlands benchmark

48%

Catchment residents are in the most affluent Acorn groups

+ 19% West Midlands benchmark

Unit 12

2,124 sq ft (197.52 sq m)

Unit 15

1,166 sq ft (108.43 sq m)

Unit 16

2,458 sq ft (228.59 sq m)

Ranked 2nd

For leisure market share across the core catchment

500 +

Car parking spaces

PARKGATE SHIRLEY

TENURE

The premises are to be made available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

The commencing rental will be:

Unit 12 - £38,500 per annum
Unit 15 - £29,500 per annum
Unit 16 - £37,500 per annum

SERVICE CHARGES

The annual service charge for the year to June 2027 is currently budgeted at:

Unit 12 - £4,818 per annum
Unit 15 - £2,598 per annum
Unit 16 - £3,725 per annum

EPC

A copy of the Energy Performance Certificate can be made available upon request.

AML

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser/ occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

RATEABLE VALUES

(2026 Assessment)

We have made enquiries via the valuation office website which confirms the rateable value for the premises as follows:

Unit 12 - £35,500
Unit 15 - £28,000
Unit 16 - £38,250

We suggest that all interested parties should verify the above information with the Local Authority.

LEGAL COSTS

Each party to be responsible for payment of their own costs incurred in the transaction.

ALL FIGURES ARE STATED EXCLUSIVE OF VAT.

SUBJECT TO CONTRACT

AUGUST 2026

Top 5%

For leisure regionally

26 out of 478 retail centres for leisure in the **West Midlands Region**

Top 7%

Nationally

391 out of 6,013 retail centres *(excludes outlet centres, regional malls and retail parks)*

Top 8%

Regionally

39 out of 478 retail centres in the **West Midlands Region**

Contact

For further information or to arrange a viewing please contact joint agents:

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CACI
Source: Location Dynamics

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