



ALDI 002 3D Shell Retail Unit User Guide

[Home](#) » [ALDI](#) » ALDI 002 3D Shell Retail Unit User Guide 

Contents

- [1 ALDI 002 3D Shell Retail Unit](#)
- [2 Product Information](#)
- [3 Product Usage Instructions](#)
- [4 FAQ \(Frequently Asked Questions\)](#)
- [5 Disclaimer](#)
- [6 Documents / Resources](#)
 - [6.1 References](#)



ALDI 002 3D Shell Retail Unit



Product Information

Specifications

- Location: Stirchley, Birmingham B30 2PR
- Land Size: 1.1 acres
- Retail Unit Size: 2,700 sq ft (251 sq m)

- Planning Permission: Gym (Use Class D2) and other retail units
- Energy Performance Certificate: Not assessed
- Rates: Not assessed
- Tenure: Freehold (leasehold offers also considered for retail unit)

Product Usage Instructions

Location

The product is located in Stirchley, approximately 5 miles south of Birmingham City Centre. It is situated immediately adjacent to a new Aldi store on the main Pershore Road (A441) and adjacent to a new Taylor Wimpey scheme known as West Side Mews.

The Unit

The product consists of a new shell single-storey retail unit of approximately 2,700 sq ft, located immediately south of the Aldi store. The unit can be split into two and is available together or separately with the development land.

Planning

Outline planning permission was granted for the construction of a Gym (Use Class D2) and other retail units under planning reference 2018/10370/PA. However, prospective purchasers will need to seek a new planning approval for that part of the site as the consent has expired.

Energy Performance Certificate

The energy performance certificate for the retail unit has not yet been assessed.

Rates

The property has not yet been assessed for rates.

Services

The development site is partly serviced. Prospective purchasers are advised to seek information from the Data Room and from the statutory undertakers regarding services.

Legal Costs

Each party involved in the transaction will be responsible for their own legal costs. The site is elected for VAT.

FAQ (Frequently Asked Questions)

What is the size of the land?

The land size is 1.1 acres.

What is the size of the retail unit?

The retail unit is approximately 2,700 sq ft (251 sq m).

Is planning permission already granted?

Outline planning permission was previously granted, but prospective purchasers will need to seek a new planning approval as the consent has expired.

Has the energy performance certificate been assessed?

No, the energy performance certificate for the retail unit has not yet been assessed.

Are there any additional costs?

Legal costs are the responsibility of each party involved in the transaction. The site is elected for VAT.

FREEHOLD DEVELOPMENT SITE AND SHELL RETAIL UNIT FOR SALE

ADJACENT NEW ALDI FOOD STORE, PROMINENT MAIN ROAD POSITION, SUITABLE FOR ROADSIDE, RETAIL OR RESIDENTIAL USES STP

Pershore Road (A441), St irchley, Birmingham B30 2PR

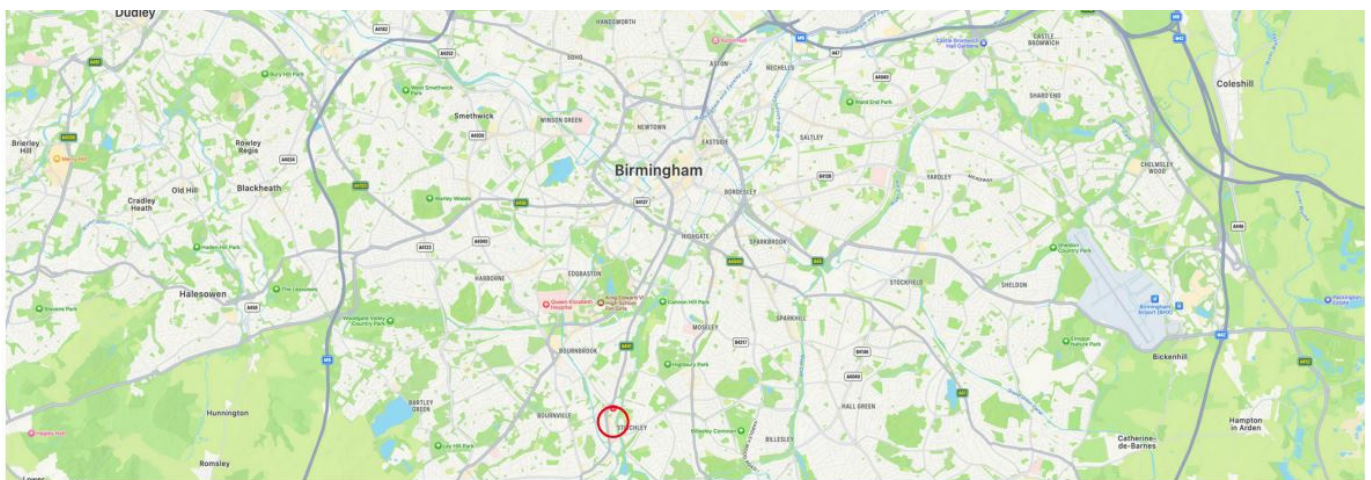
ACRES OF FREEHOLD LAND PLUS SEPARATE SHELL RETAIL UNIT 2,700 SQ FT (251 SQ M)

- ADJACENT NEW ALDI STORE
- PROMINENT MAIN ROAD POSITION
- DEVELOPMENT SITE & RETAIL UNIT AVAILABLE SEPARATELY

Contact: Richard Rae

Tel: 01782 646555 Mob: 07967 011829 Email: richard@raeandco.co.uk

On instructions of



• LOCATION

In St irchley, approximately 5 miles south of Birmingham City Centre, the property is situated immediately adjacent a new Aldi store on the main Pershore Road (A441) and adjacent a new Taylor Wimpey scheme

known as

“West Side Mews”.

- **THE SITE**

The site comprises of a 1.1 acre brownfield plot of cleared land which was surplus to the recent new Aldi store development. It includes Hazelwell Lane which is an unadopted carriageway providing access to the site and to the nearby Hazelwell Lane WMC. A new access road – shown green on the attached plan, into the club from Hazelwell Lane is being constructed.

- **THE UNIT**

There is a new shell single storey retail unit of approximately 2,700 sq ft, immediately south of the Aldi store, which could be split into two, and so is available together or separately with the development land.

- **PLANNING**

Outline planning permission was granted for the construction of a Gym (Use Class D2) and other retail units under planning reference 2018/10370/PA.

We understand that prospective purchasers will need to seek a new planning approval for that part of the site as the consent has expired.

- **ENERGY PERFORMANCE CERTIFICATE**

The retail unit is yet to be assessed.

- **RATES**

The property has not yet been assessed.

- **SERVICES**

The development site is partly serviced, and prospective purchasers are advised to seek information from the Data Room and from the statutory undertakers.

- **DATA ROOM**

Further details, including a technical pack, are available only via the sole agents – Rae & Co Ltd. The site is available to view from the kerbside as is the retail unit, but access inside the retail unit is strictly by appointment.

- **LEGAL COSTS**

Each party shall be responsible for their own legal costs incurred in the transaction. The site is elected for VAT.

- **TENURE**

Freehold offers are invited for the development land and retail unit, although leasehold offers will also be considered for the retail unit.

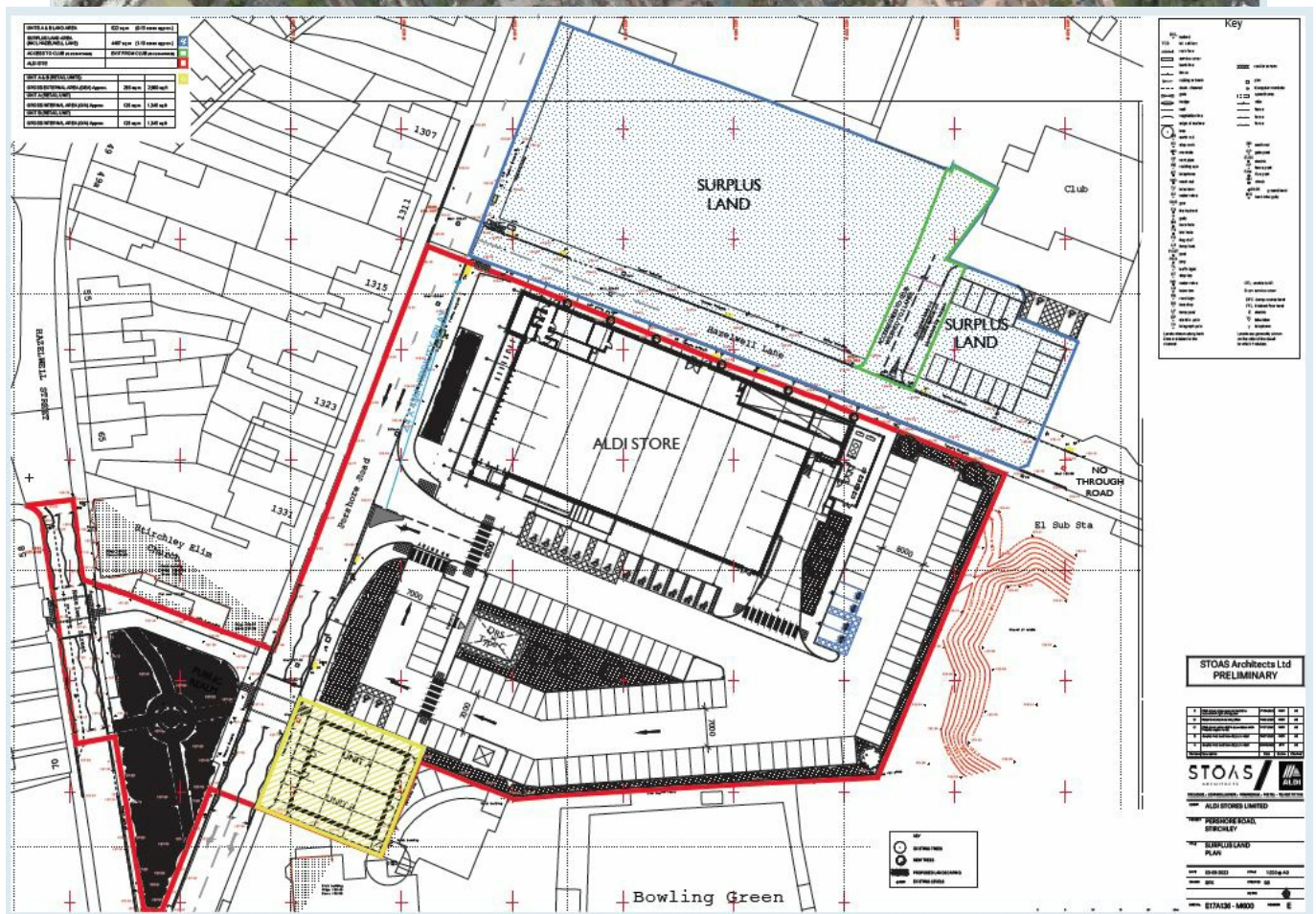
- **PRICE**

Offers are invited for the benefit of this freehold property either on the basis of both the site and the retail unit together, or separately. Conditional offers will be considered. Please speak to Richard Rae at Rae & Co Ltd.

- **Telephone:** 01782 646555 / 07967 011829

- **Email:** richard@raeandco.co.uk

On instructions of



On instructions of



Disclaimer

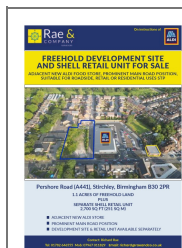
Rae & Co Ltd conditions under which particulars are issued. Rae & Co Ltd for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Rae & Co Ltd or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
4. All prices are quoted exclusive of V.A.T.

Tel: 01782 646555

Mob: 07967 011829

Documents / Resources



[ALDI 002 3D Shell Retail Unit](#) [pdf] User Guide
002 3D Shell Retail Unit, 002 3D, Shell Retail Unit, Retail Unit, Unit

References

- [User Manual](#)