



Beech House
16 The Strand
Bromsgrove
B61 8AB

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**10 HAGLEY MALL
CORNBOW CENTRE
HALESOWEN
B63 4AJ**

**PRIME SHOP PREMISES
TO LET**

LOCATION

The shop is located in a prime trading position within the Cornbow Centre, being adjacent to **Mackay's** and **TH Baker** whilst being close to **C&J Clarke's**, **Greggs**, **Superdrug** and **Clintons**.

ACCOMMODATION

The shop comprises of a ground floor area with first floor stores and staff facilities.

DIMENSIONS

Internal width	17' 3"
Shop depth	41' 0"
Ground floor area	794 sq ft
First floor	684 sq ft

LEASE

An effective full repairing and insuring lease will be granted for a duration of 15 years with 5 yearly upward only rent reviews.

RENT

£27,500.00 pa exclusive

Please note rent payments will be subject to VAT.

SERVICE CHARGE AND INSURANCE

To be confirmed



RATING ASSESSMENT

Rateable value	£21,250.00	
Rates payable	£10,200.00	(2018-19)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment:

Adam Perrey, AP Retail Limited

Tel: 01527 578820

Email: info@apretail.co.uk

Or

Ed Purcell, Creative-Retail

Tel: 0121 400 0407

Email: ed@creative-retail.co.uk

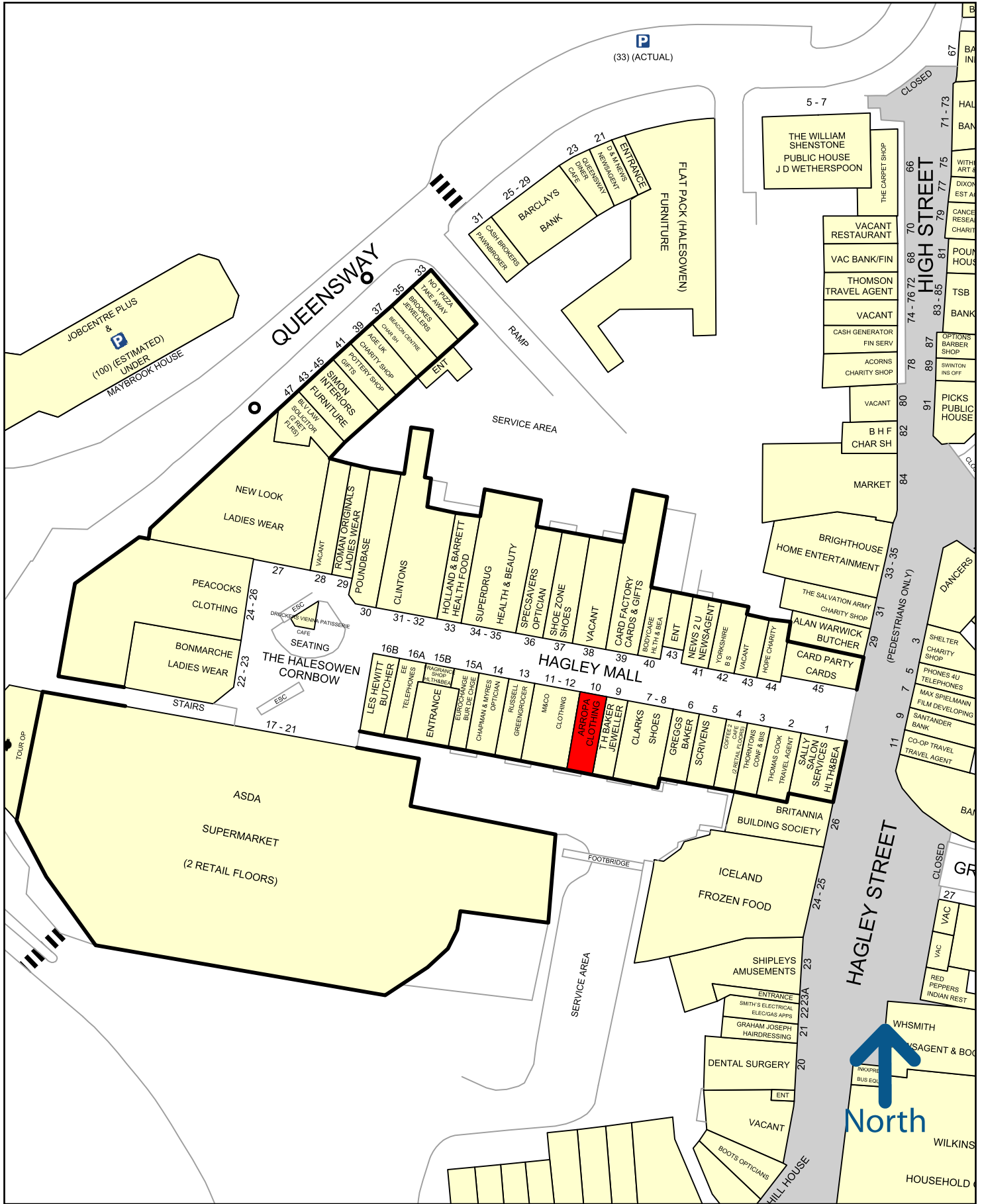
ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

March 2018



50 metres

Experian Goad Plan Created: 21/04/2016
Created By: Adam Perrey Limited

