



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

info@apretail.co.uk
www.apretail.co.uk

HALESOWEN 38 HAGLEY MALL B63 4AL

PRIME SHOP TO LET

LOCATION

The shop is located in a prime trading position adjacent to **Shoe Zone** and **Card Factory** while being opposite to **The Works** and close to **EE**, **Savers** and **Specsavers**. **Asda** anchor the scheme and the footfall through the Centre is now regularly in excess of 230,000 people per week.

DEMISE

The shop benefits from ground floor sales with rear servicing and first floor stores and staff facilities.

DIMENSIONS

| | |
|--------------------|-------------|
| Internal width | 23' 0" |
| Shop depth | 73' 6" |
| Ground floor sales | 1,521 sq ft |
| First floor stores | 1,089 sq ft |

LEASE

An effective full repairing and insuring lease will be granted for a duration of 10 years with an upward only review in 5th year.

RENT

£49,950 per annum exclusive

Please note rent payments will be subject to VAT.

SERVICE CHARGE AND INSURANCE

To be confirmed



RATING ASSESSMENT

| | | |
|----------------|------------|-----------|
| Rateable value | £32,000.00 | |
| Rates payable | £15,360.00 | (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

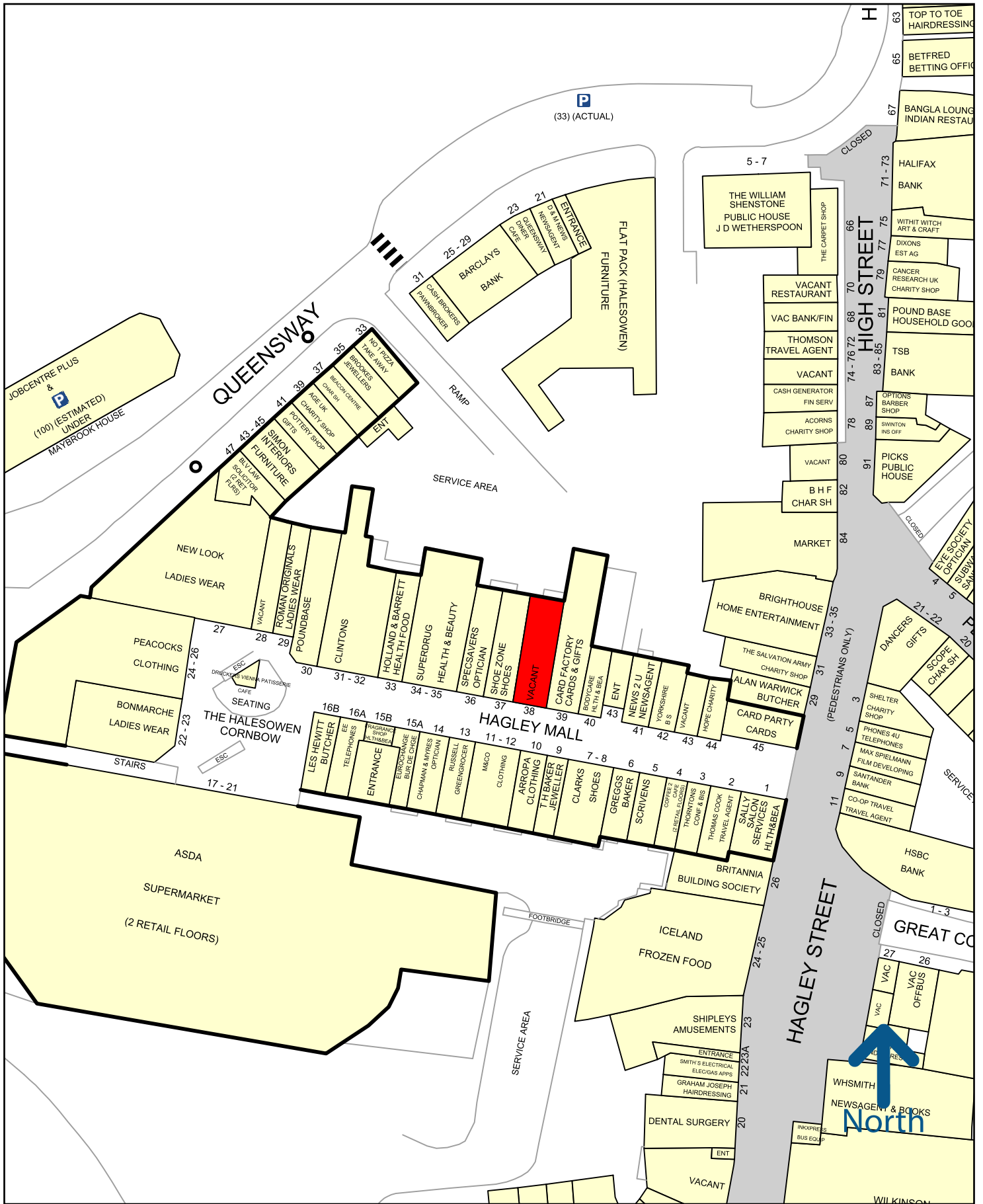
ENERGY PERFORMANCE CERTIFICATES

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



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

