



Beech House
16 The Strand
Bromsgrove
B61 8AB

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WALSALL

Unit 49
2b Old Square Shopping Centre
WS1 1PY

SHOP TO LET

LOCATION

The shop is located in a prominent position within the popular Old Square Shopping Centre adjacent to **Nationwide and British Heart Foundation.**

DEMISE

The shop comprises of a ground floor sales area with staff facilities

DIMENSIONS

Internal width	17' 3"
Shop depth	35' 0"
Ground floor area	604 sq ft

LEASE

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

RENT

On application

SERVICE CHARGE AND INSURANCE

To be confirmed



RATING ASSESSMENT

Rateable value	£17,750.00	
Rates payable	£8,520.00	(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

Emel Ahmet, Colliers
Tel: 0121 265 7555
Email: Emel.Ahmet@colliers.com

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

April 2018



Experian Goad Plan Created: 24/06/2014
 Created By: Adam Perrey Limited

For more information on our products and services:
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