



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

SMETHWICK UNIT 16 THE TOLLGATE SHOPPING CENTRE B67 7RA

LOCATION

The premises are located in a prominent position within the **Tollgate Centre**, adjacent to **Goldstar** and directly opposite to **Tesco Express**. Other nearby traders include **Computech**, **Punjab Meat Centre** and **Microhard**.

ACCOMMODATION

The premises are located at ground floor only with rear servicing WC facilities.

DIMENSIONS

Internal width	17' 8"
Shop depth	48' 3"
Ground floor sales	852 sq ft

LEASE TERMS

An effective full repairing and insuring lease will be granted, for the duration of 5 years.

RENTAL

£8,000 per annum exclusive

SERVICE CHARGE

To be confirmed.



RATING ASSESSMENT

Rateable value	£5,500.00	
Rates payable	£2,640.00	(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

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