



Beech House  
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Bromsgrove  
B61 8AB

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## HALESOWEN 28 HAGLEY MALL CORNBOW CENTRE

### PRIME SHOP TO LET

#### LOCATION

The shop is located in a prime trading position being adjacent to **New Look** and **Roman Originals** while being opposite to **Asda** and close to **Bon Marché**, **Peacocks**, **Superdrug** and **Clinton's Cards**.

#### DEMISE

The shop is located at ground floor only

#### DIMENSIONS

|                         |             |
|-------------------------|-------------|
| Internal width front    | 17' 4"      |
| Shop depth              | 71' 9"      |
| Ground floor sales area | 1,232 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

£22,500.00 pa exclusive

**Please note rent payments will be subject to VAT**

#### SERVICE CHARGE AND INSURANCE

To be confirmed



#### RATING ASSESSMENT

|                |            |           |
|----------------|------------|-----------|
| Rateable value | £18,500.00 |           |
| Rates payable  | £8,880.00  | (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](mailto:info@apretail.co.uk)

Or

Ed Purcell, Creative-Retail

Tel: 0121 400 0407

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

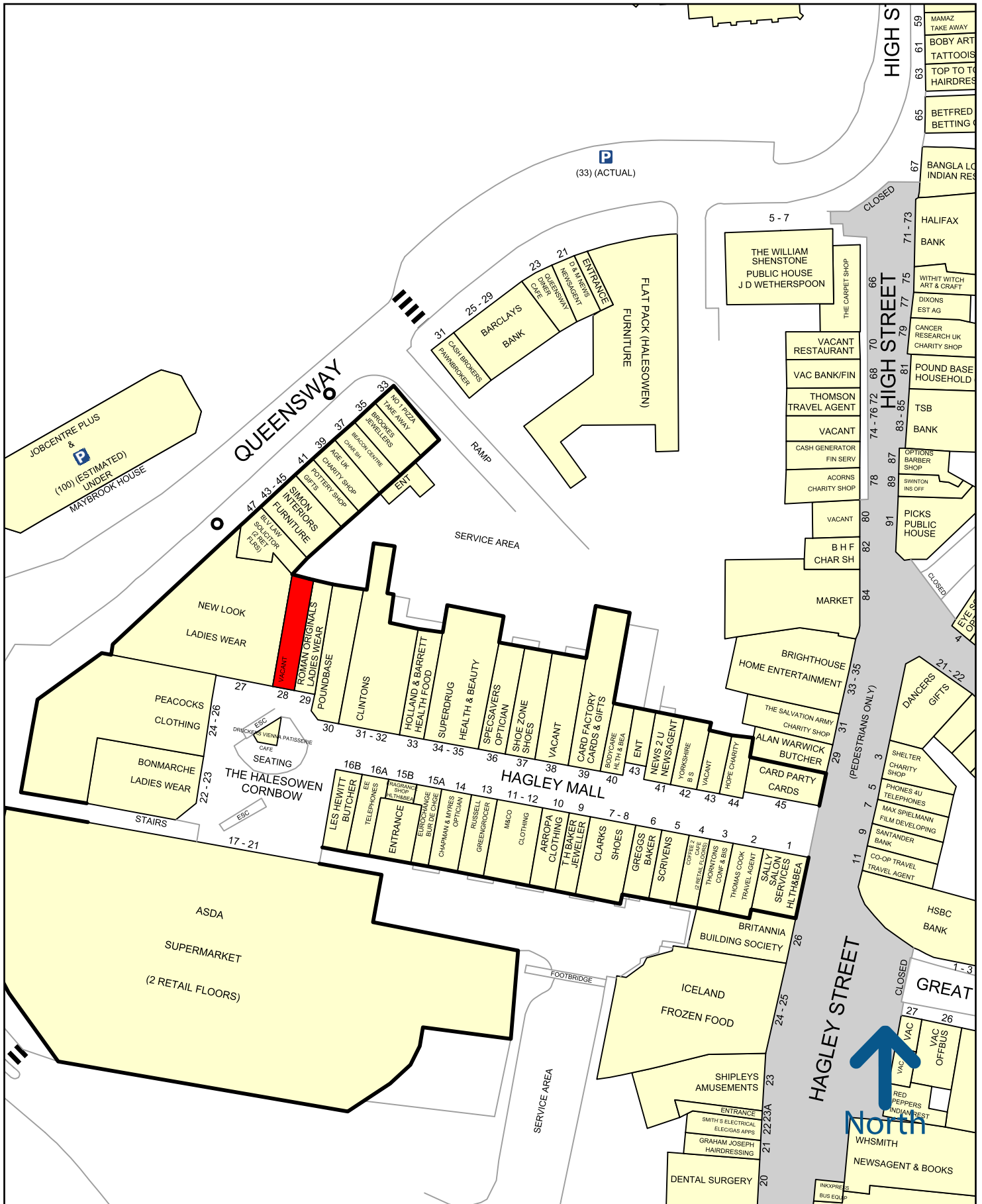
#### ENERGY PERFORMANCE CERTIFICATES

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

