



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

WALSALL
Units 4-5
19-21 Digbeth Square
WS1 1QZ

SHOP TO LET

LOCATION

The shop is located in a prominent position adjacent to **99p Stores** and close to **CEX** and the newly opened **Primark**. Other nearby retailers include **Brighthouse**, **Savers** and **Debenhams**.

DEMISE

Ground floor sales area with first floor staff and storage facilities.

FLOOR AREAS

Ground floor sales area	2,941 sq ft
First floor staff and stores	238 sq ft

LEASE

A 5 year lease will be granted on effective full repairing and insuring terms. The landlord will benefit from a break clause in their favour on providing 6 months prior written notice on grounds of redevelopment.

RENT

On application

SERVICE CHARGE AND INSURANCE

To be confirmed



RATING ASSESSMENT

Rateable value	£41,000	
Rates payable	£19,680	(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, Cushman and Wakefield

Tel: 0121 232 4900

Email: ed.purcell@eur.cushwake.com

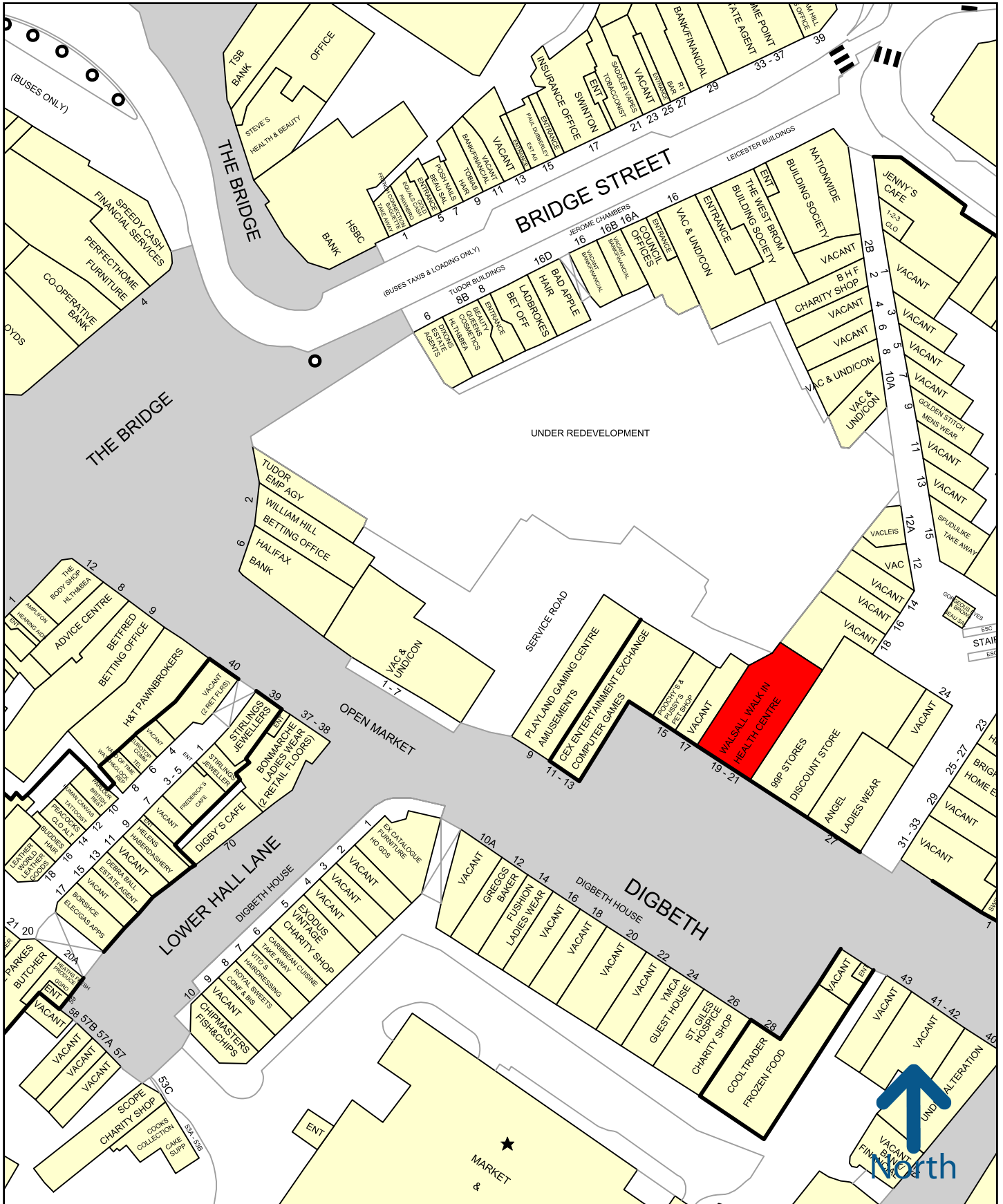
ENERGY PERFORMANCE CERTIFICATES

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: 01/10/2015
Created By: Adam Perrey Limited

For more information on our products and services:
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