



Beech House
16 The Strand
Bromsgrove
B61 8AB

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www.apretail.co.uk

SMETHWICK UNIT 6 THE TOLLGATE SHOPPING CENTRE B67 7RA

SHOP TO LET

LOCATION

The shop is located in a prominent position within the Tollgate Centre, being close to **William Hill** and **Lloyds Pharmacy**, adjacent to **Punjabi Roots** and with various other local retailers being represented including **Alisha Supermarket**, **Behdi Fashions** and **TSN Global** etc.

DEMISE

Ground floor sales with first floor staff and storage facilities.

DIMENSIONS

Internal width	60' 9"
Shop depth	26' 0"
Ground floor sales	1,580 sq ft
First floor stores	2,164 sq ft

LEASE TERMS

An effective full repairing and insuring lease will be granted, for the duration of 10 years with an upward only rent review at the end of the 5th year.

RENTAL

£11,950 per annum exclusive

SERVICE CHARGE

£2,600 plus VAT

INSURANCE

£1,148 plus VAT



RATING ASSESSMENT

Rateable value	£15,750.00	
Rates payable	£7,560.00	(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