



Beech House  
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Bromsgrove  
B61 8AB

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**HALESOWEN**  
**55 QUEENSWAY**  
**B63 4AG**

## **PROMINENT SHOP TO LET**

### **LOCATION**

The shop is located in a prominent trading position within Halesowen town centre adjacent to **Ladbrokes** and **Murray's Chemists**, directly opposite to the bus terminal for Halesowen; close to the main entrance of the popular **Cornbow Shopping Centre** where leading multiples such as **Asda**, **99p Stores**, **Peacocks**, **Bon Marche** and **Savers** are represented.

### **ACCOMMODATION**

The shop comprises of a ground floor sales area with first floor stores and staff facilities.

### **DIMENSIONS**

Gross frontage	18ft 3 in
Return frontage	18ft 0 in
Internal width	18ft 0 in
Shop depth	53ft 0 in
Ground floor sales area	765 sq ft
First floor stores	765 sq ft

### **LEASE**

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

### **RENT**

£11,950.00 per annum exclusive

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

### **SERVICE CHARGE AND INSURANCE**

To be confirmed.



### **RATING ASSESSMENT**

Rateable value	£15,500.00	
Rates payable	£7,440.00	(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:

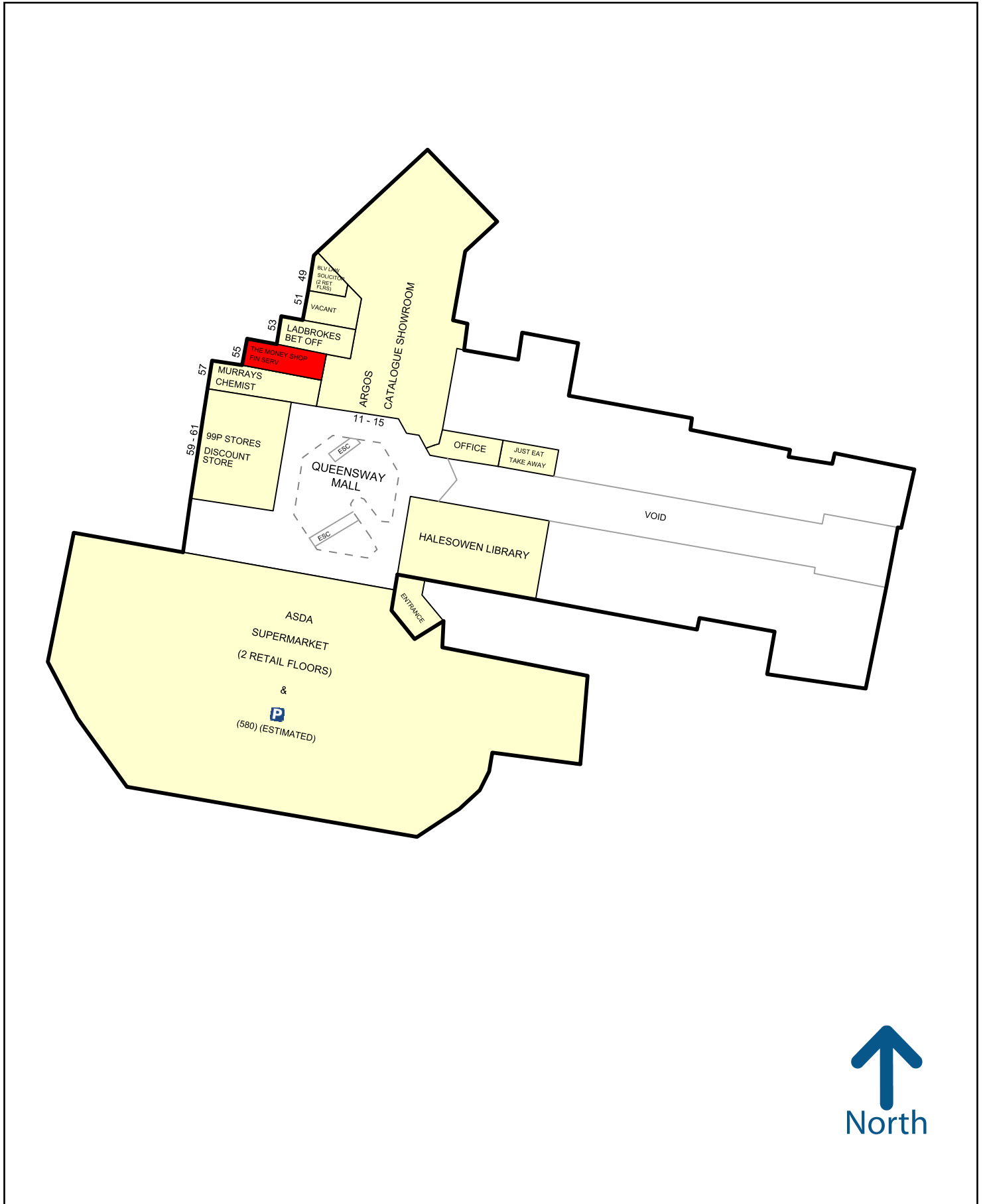
Adam Perrey AP Retail Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)  
Or  
Ed Purcell, Creative-Retail  
Tel: 0121 400 0407  
Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

### **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**



50 metres

 Experian Goad Plan Created: 21/04/2016  
 Created By: Adam Perrey Limited
