



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

☎ 01527 578820

info@apretail.co.uk  
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**WALSALL**  
**36-37 Freer Street**  
**29-31 Old Square Shopping Centre**  
**WS1 1QF**

## SHOP TO LET



### LOCATION

The premises are located in a prominent secondary position adjacent to **Proactive Personnel** and close to **Games Workshop, Nationwide, West Bromwich Building Society** and **TSB Bank**.

### DEMISE

The shop comprises of a ground floor sales area with staff facilities to the rear.

### DIMENSIONS

Gross frontage	46'	3"
Internal width	43'	11"
Minimum shop depth	30'	0"
Maximum shop depth	38'	9"
Ground floor sales area	1,478	sq ft
Ground floor store	30	sq ft
Ground floor office	30	sq ft

### LEASE

A flexible lease will be granted on terms to be agreed.

### RENT

On application

### SERVICE CHARGE

£11,973.61 exc VAT

### INSURANCE

£371.82 per annum

### RATING ASSESSMENT

Rateable value	£23,750.00	
Rates payable	£11,067.00	(2017-18)

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)

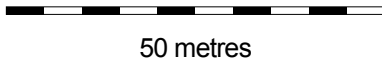
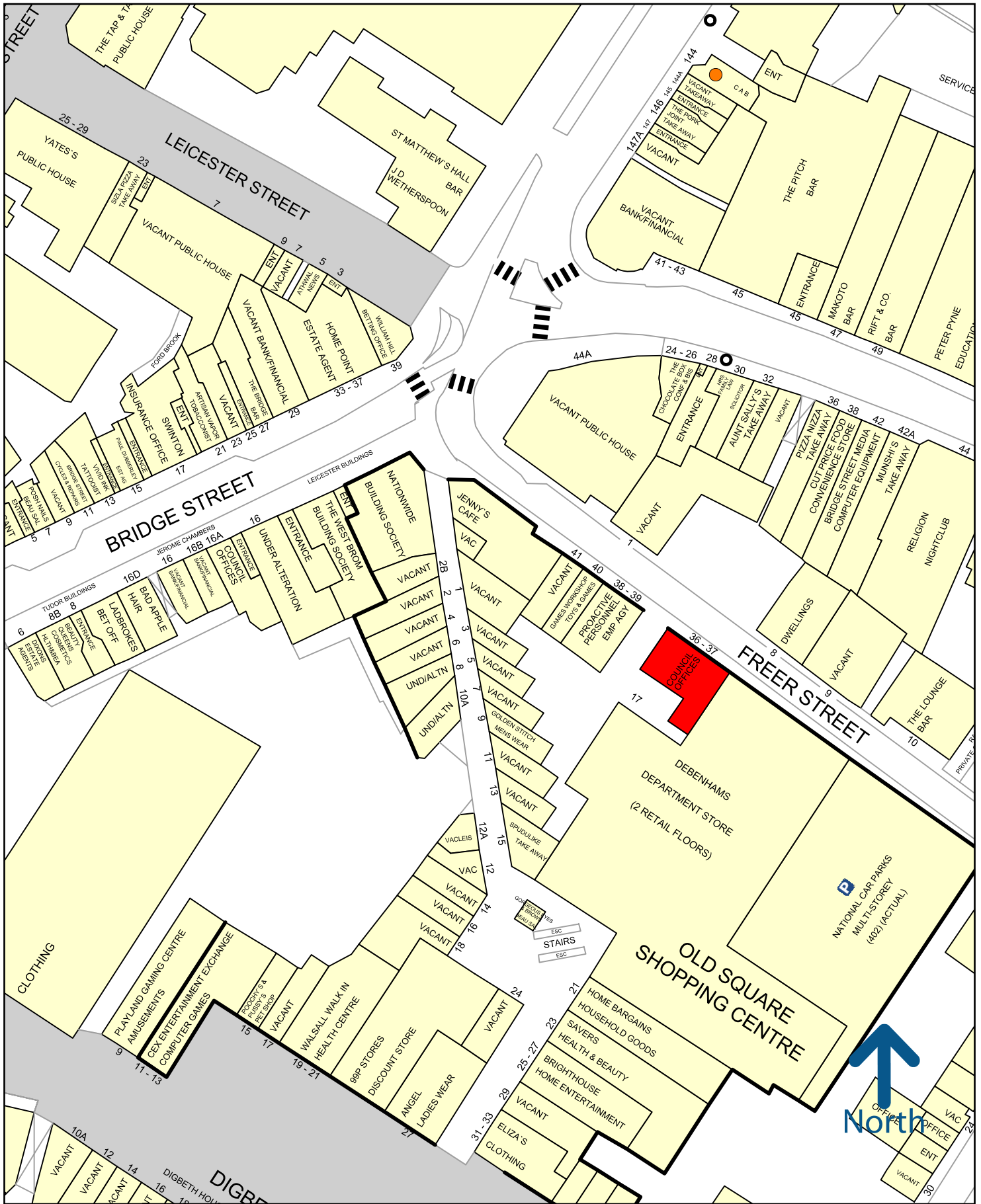
### ENERGY PERFORMANCE CERTIFICATES

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 2017



Experian Goad Plan Created: 07/07/2016  
Created By: Adam Perrey Limited

