



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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www.apretail.co.uk

HALESOWEN
41 QUEENSWAY
B63 4AB

SHOP
TO LET



LOCATION

The shop is located in a prominent secondary position adjacent to **Simon Interiors** and **Age UK** whilst being close to **Ladbrokes, Asda, No1 Pizza, Candy Station** and the bus terminal.

ACCOMMODATION

The shop comprises of a ground floor sales area with first floor storage facilities and rear servicing.

DIMENSIONS

Internal width	14' 6"
Shop depth	43' 0"
Ground floor sales area	576 sq ft
First floor stores	378 sq ft

LEASE

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

RENT

£11,500 per annum exclusive

Please note rent payments will be subject to VAT

SERVICE CHARGE AND INSURANCE

To be confirmed

RATING ASSESSMENT

Rateable value	£7,700	
Rates payable	£3,696	(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, Creative-Retail
Tel: 0121 400 0407
Email: ed@creative-retail.co.uk

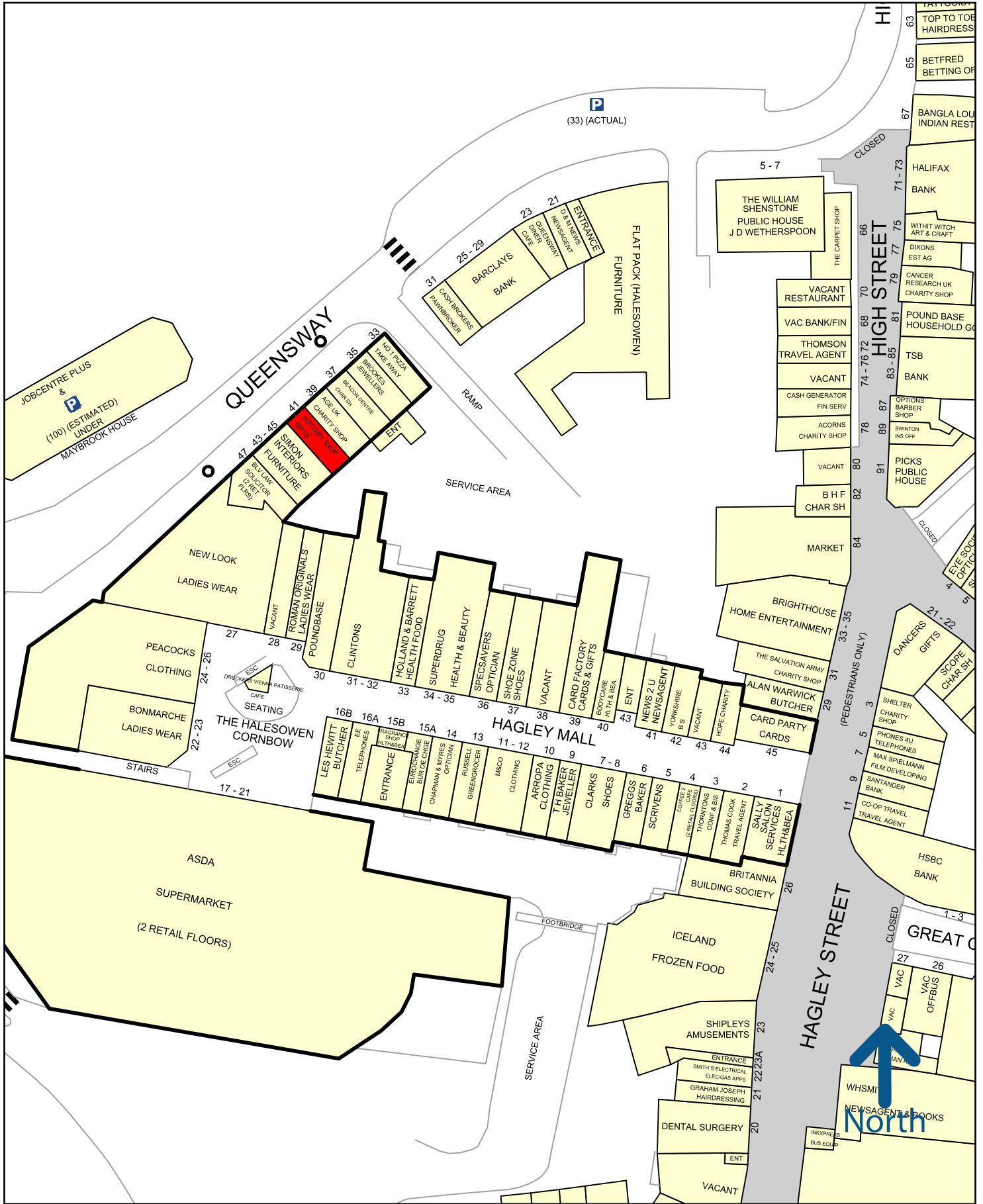
ENERGY PERFORMANCE CERTIFICATES

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: 12/05/2016
Created By: Adam Perrey Limited

