



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

HALESOWEN
43 HAGLEY MALL
CORNBOW CENTRE
B63 4AL

PRIME SHOP
TO LET

LOCATION

The shop is located in a prime trading position within the Cornbow Centre, with footfall in excess of 230,000 people per week. It is adjacent to **Claire's** and the **Yorkshire Building Society** while being opposite to **Coffee 2** and close to national retailers including **Thomas Cook**, **Thornton's**, **Greggs**, **C & J Clark** and **Bodycare**.

DEMISE

The shop benefits from a ground floor sales area with first floor staff and storage facilities, with servicing from the rear.

DIMENSIONS

Gross frontage	14'	10"
Internal width	14'	4"
Shop depth	37'	3"
Ground floor sales area	479	sq ft
First floor staff/stores	352	sq ft

LEASE

An effective full repairing and insuring lease will be granted, for a duration of 15 years with 5 yearly upward only rent reviews.

RENT

£17,950 per annum exclusive

Please note rent payments will be subject to VAT

SERVICE CHARGE AND INSURANCE

To be confirmed



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
Or
Ed Purcell, Creative-Retail
Tel: 0121 400 0407
Email: ed@creative-retail.co.uk

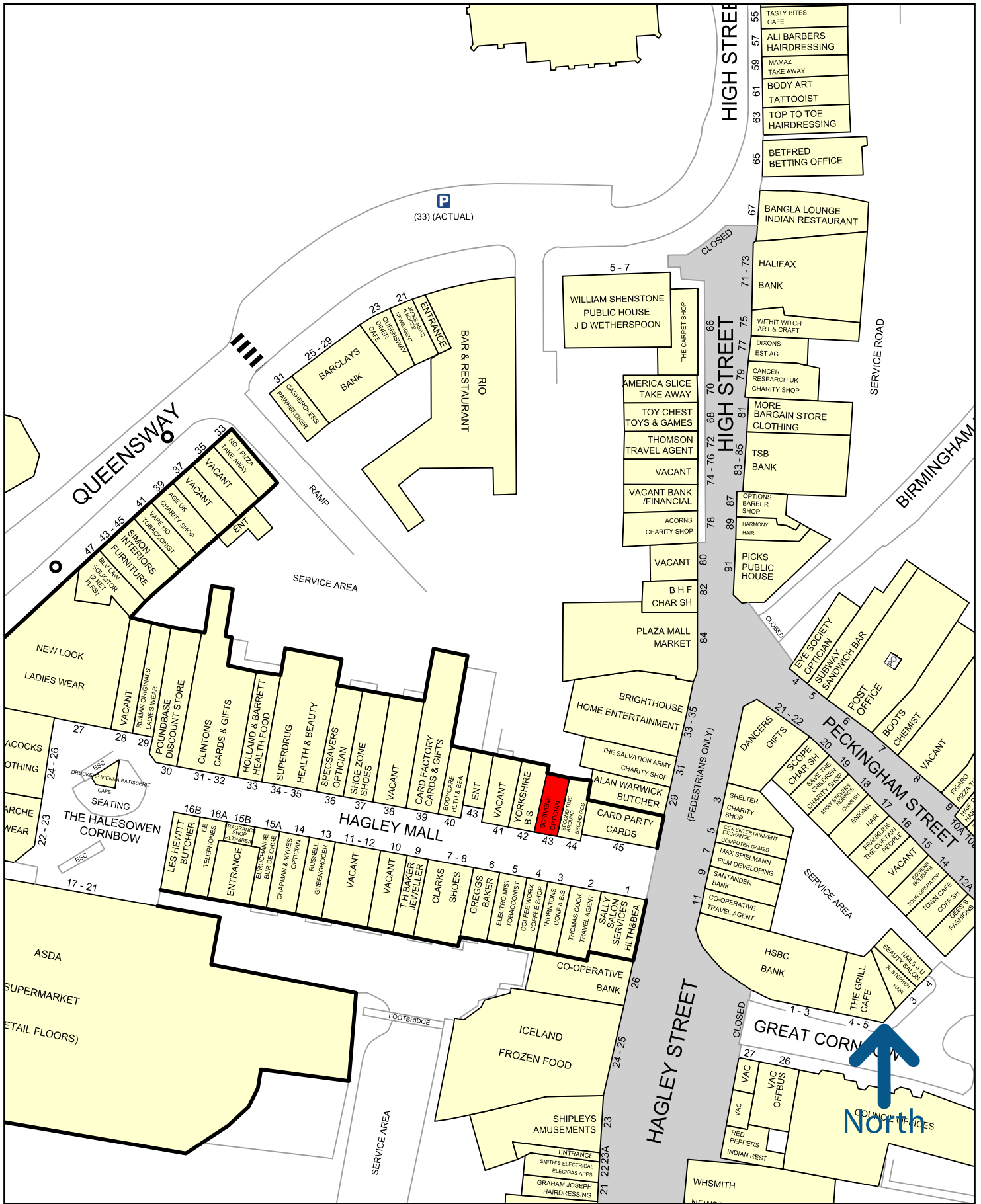
ENERGY PERFORMANCE CERTIFICATES

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: 26/07/2016
 Created By: Adam Perrey Limited