



Beech House  
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## WILLENHALL 6-8 Union Street WV13 1PA

### PROMINENT SHOP TO LET

#### LOCATION

The shop is located in a prominent trading position adjacent to **Pound City** and opposite to **Blondies**, **Panache** and **Crazy Card**. It also benefits from being close to the new **Morrison's** supermarket and national retailers including **Greggs**, **Boots**, **Superdrug**, **Sue Ryder** and **Cancer Research UK**.

#### ACCOMMODATION

The shop comprises of a ground floor sales area, rear access and staff and storage facilities on the first floor.

#### DIMENSIONS

Internal width	29'	3"
Shop depth	39'	3"
Ground floor sales	1,110	sq ft
First floor office	223	sq ft
First floor stores	420	sq ft
First floor staff	56	sq ft

#### LEASE

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

#### RENT

£13,250 per annum exclusive

#### LANDLORD'S NOTE

Consideration will be given to the division of the shop on terms to be agreed.



#### RATING ASSESSMENT

Rateable value	£12,000.00	
Rates payable	£5,760.00	(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)

#### ENERGY PERFORMANCE CERTIFICATES

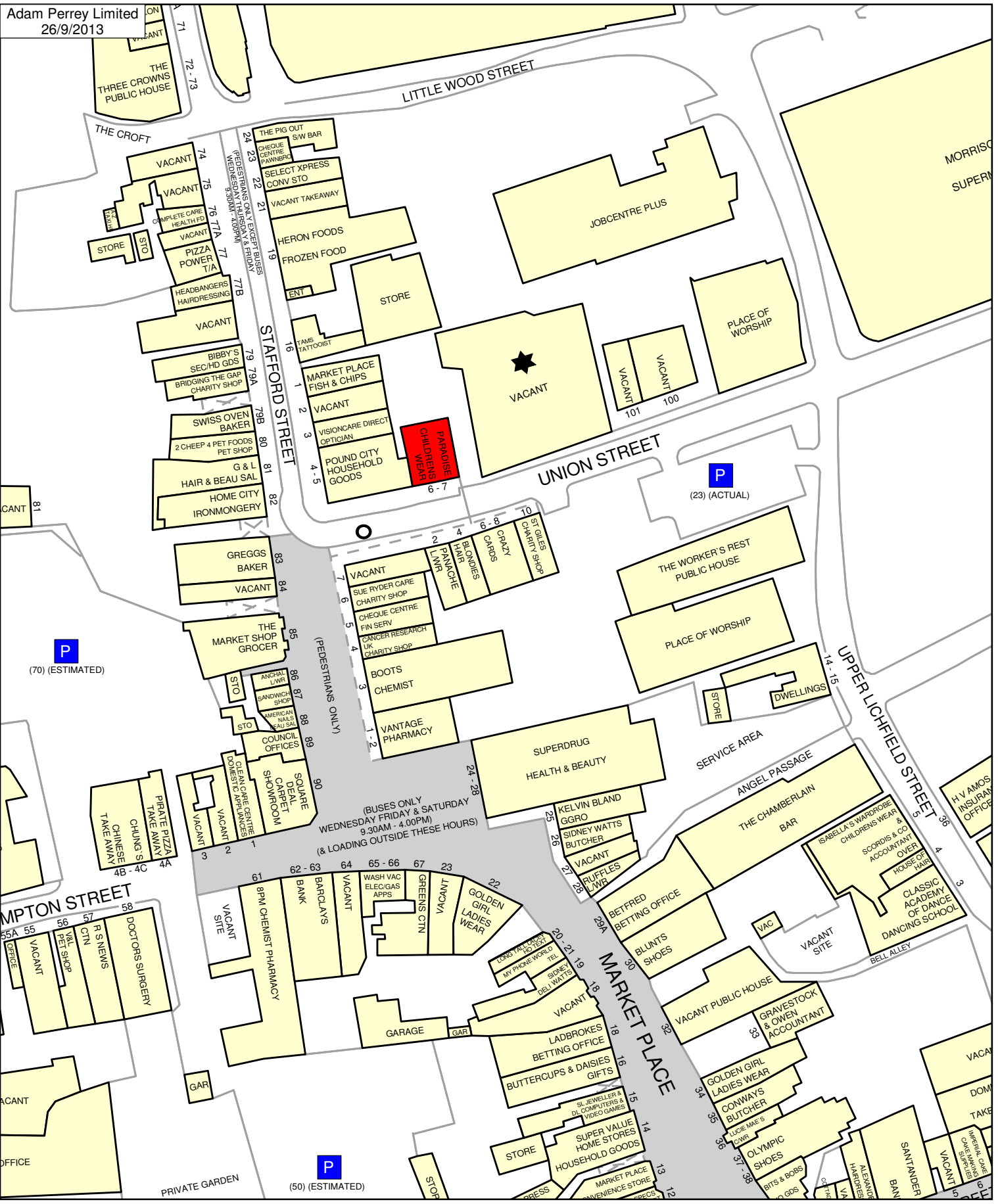
An EPC will be made available to the successful applicant as soon as is practicable.

#### 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 2018

Adam Perrey Limited  
26/9/2013



50 metres

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