



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

WALSALL
41 Freer Street
25 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

Ground floor sales area with first floor stores and staff.

DIMENSIONS

Internal width	14' 9"
Shop depth	49' 4"
Ground floor sales area	439 sq ft
First floor stores and staff	379 sq ft

LEASE

An effective full repairing and insuring lease will be granted for a duration of 10 years with an upward only rent review in 5th year. The lease will be granted outside the protection of the Landlord and Tenant Act and the Landlord will benefit from a redevelopment break clause in their favour to be served at any time after the second year on providing no less than 6 months prior written notice.

RENT

On application

SERVICE CHARGE AND INSURANCE

To be confirmed



RATING ASSESSMENT

Rateable value	£12,250.00
Rates payable	£5,880.00 (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

ENERGY PERFORMANCE CERTIFICATES

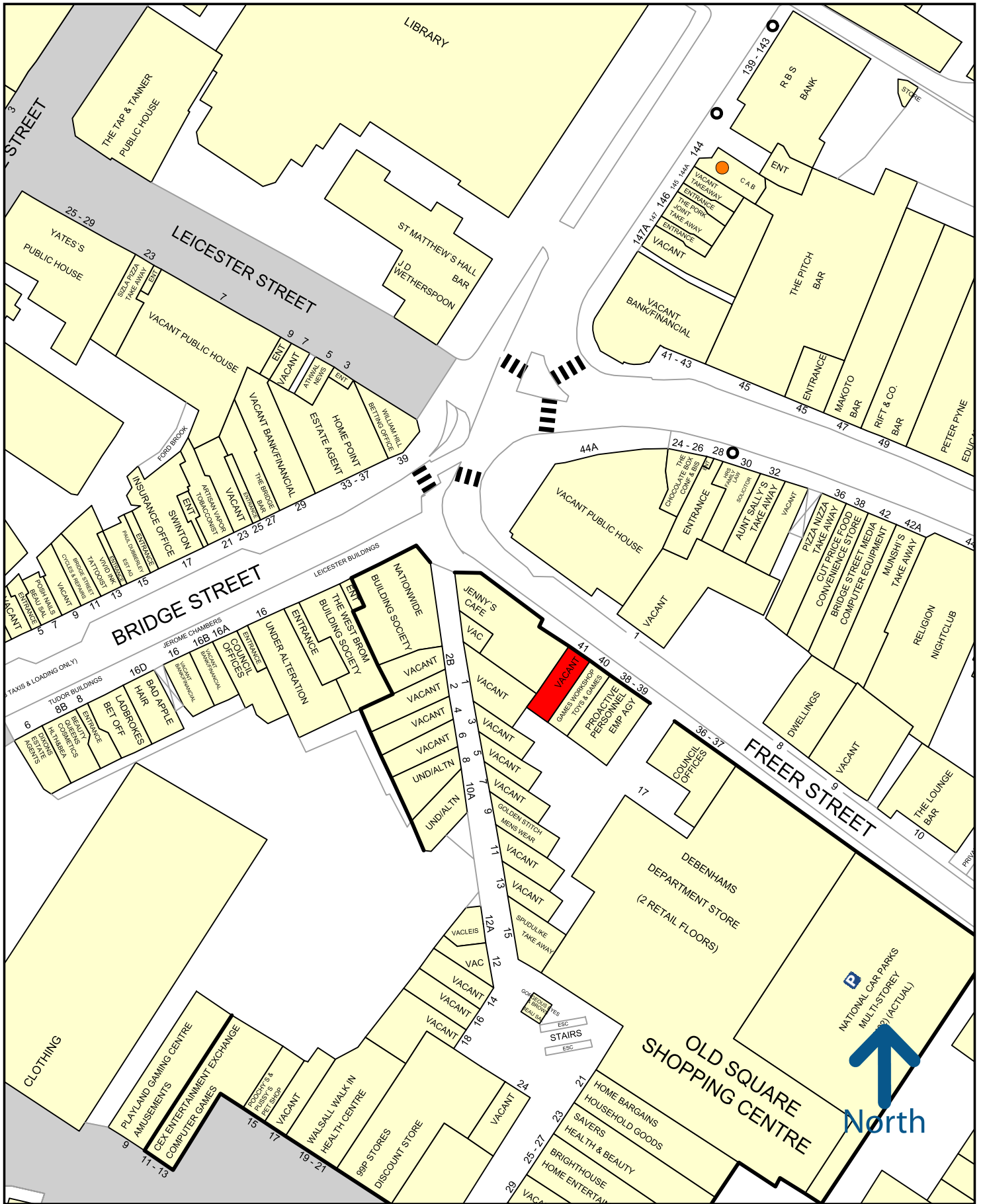
An EPC will be made available to the successful applicant as soon as is practicable.

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



Experian Goad Plan Created: 01/11/2016
Created By: Adam Perrey Limited

