



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

WALSALL
42 Freer Street
WS1 1PY

SHOP TO LET



LOCATION

The premises are located in a prominent position at the entrance to the Old Square Shopping Centre from the junction of Bridge Street and Freer Street being opposite to **Nationwide Building Society** and close to **Shop Panasonic, West Bromwich Building Society, Swinton Insurance** and various other national and regional retailers.

DEMISE

The shop comprises of a ground floor sales area with further sales on first floor

AREAS

Ground floor sales area	1,798 sq ft
Ground floor staff	108 sq ft
Ground floor stores	353 sq ft
Ground floor kitchen	259 sq ft
First floor sales/stores	1,139 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

£25,000 per annum exclusive

SERVICE CHARGE AND INSURANCE

To be confirmed

RATING ASSESSMENT

Rateable value	£34,500.00
Rates payable	£16,560.00 (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

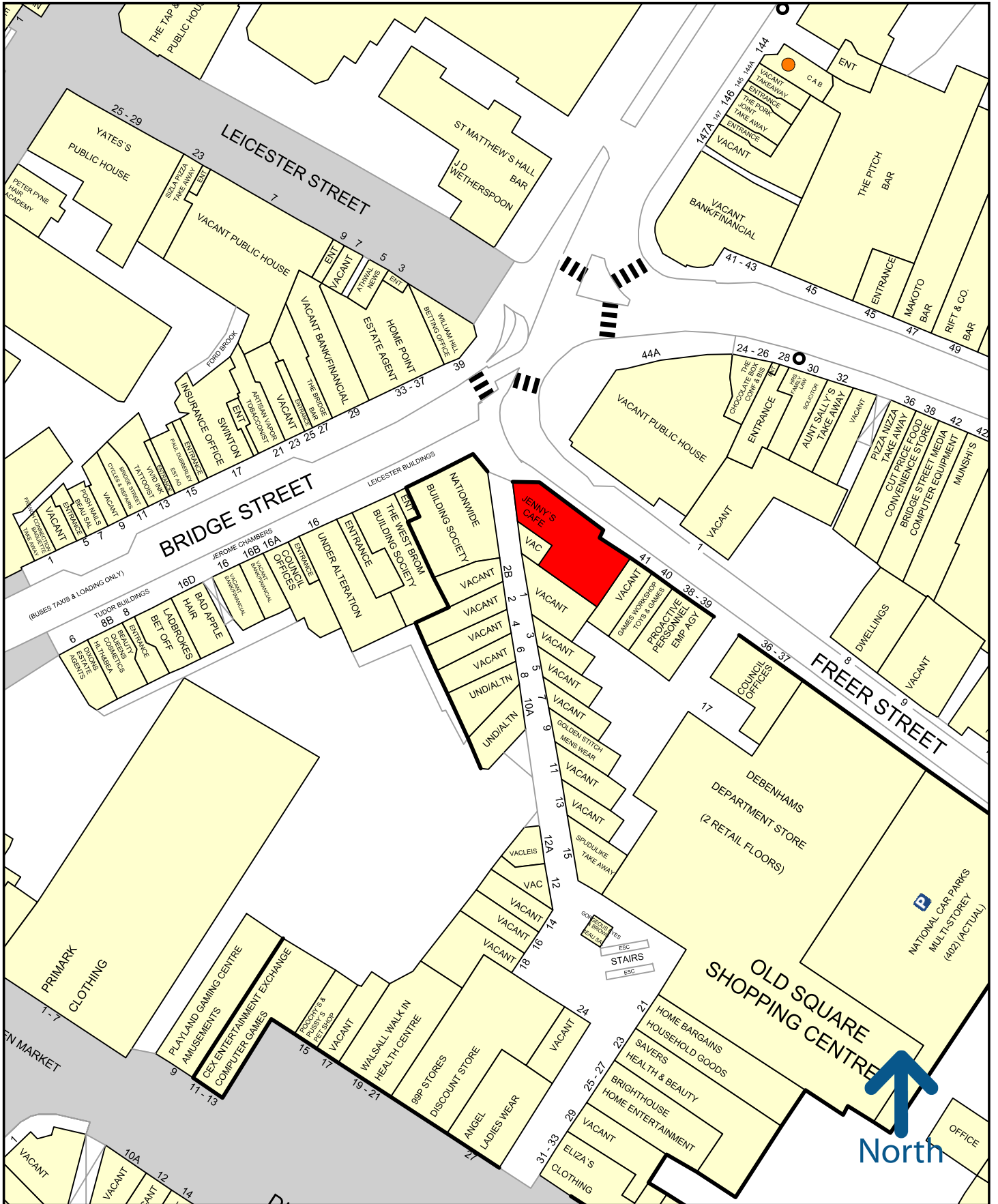
ENERGY PERFORMANCE CERTIFICATES

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: 10/01/2017
Created By: Adam Perrey Limited

