



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

HALESOWEN
51 QUEENSWAY
B63 4AG

SHOP TO LET



LOCATION

The shop is located in a prominent trading position adjacent to **Ladbrokes** while being close to **Moneyshop, ASDA, the Cornbow Shopping Centre** and the bus terminal for Halesowen. Asda anchors the scheme and the footfall through the Centre is now regularly in excess of 230,000 people per week

DEMISE

The shop comprises of a ground floor sales area with first floor stores and staff facilities and also benefits from servicing at this level.

DIMENSIONS

| | | |
|-------------------------|------|-------|
| Internal width front | 28ft | 3 in |
| Internal width rear | 17ft | 0 in |
| Shop depth | 35ft | 9 in |
| Ground floor sales area | 867 | sq ft |
| First floor stores | 695 | sq ft |

LEASE

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

RENT

£11,950.00 per annum exclusive

Please note rent payments will be subject to VAT.

SERVICE CHARGE AND INSURANCE

To be confirmed.

RATING ASSESSMENT

| | | |
|----------------|------------|-----------|
| Rateable value | £13,750.00 | |
| Rates payable | £6,600.00 | (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

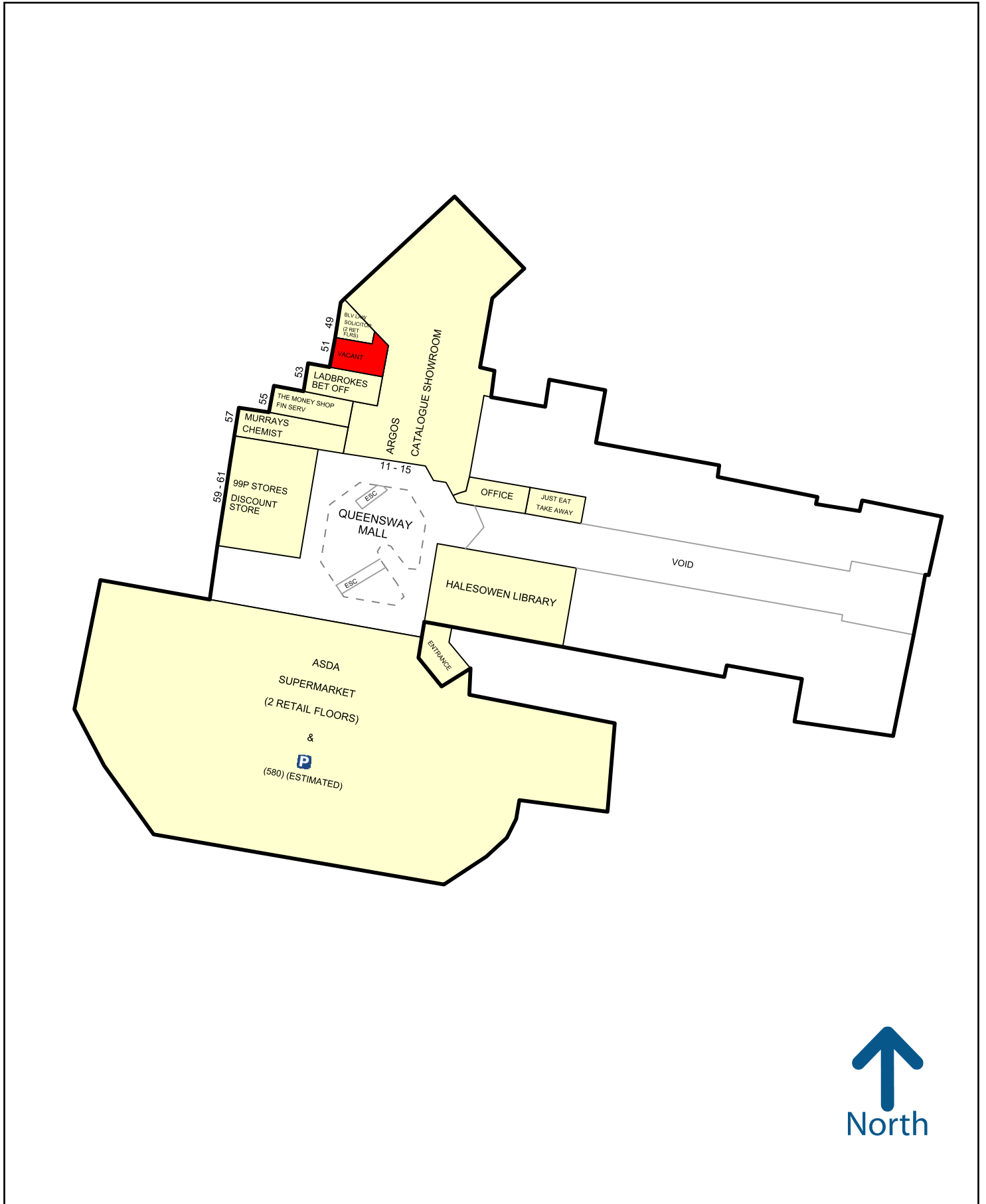
ENERGY PERFORMANCE CERTIFICATES

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

April 2018



50 metres

Experian Goad Plan Created: 21/04/2016
Created By: Adam Perrey Limited