



Beech House
16 The Strand
Bromsgrove
B61 8AB

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**SMETHWICK
UNIT 17
THE TOLLGATE
SHOPPING CENTRE
B67 7RA**

**LARGE PRIME SHOP
TO LET**

LOCATION

The premises are located in a prime position within the Tollgate Centre, being adjacent to the main pedestrian entrance to the car park. National multiples within the Centre include **Lloyds Pharmacy** and **William Hill**.

DEMISE

Ground floor sales with first floor staff and storage facilities.

DIMENSIONS

Internal width	55' 0"
Shop depth	74' 0"
Ground floor sales	3,711 sq ft
First floor staff and stores	264 sq ft

LEASE TERMS

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

RENTAL

£25,000 per annum exclusive

SERVICE CHARGE

£3,295 plus VAT

INSURANCE

£1,300 plus VAT



RATING ASSESSMENT

Rateable value	£22,500.00	
Rates payable	£10,800.00	(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

March 2018