



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

HALESOWEN
59-61 Queensway Mall
Cornbow Centre
B63 4AG

DUE TO RELOCATION
PRIME SHOP TO LET

LOCATION

This shop is located in a prime trading position at the entrance to the **Cornbow Centre**, benefitting from the substantial footfall through it, whilst being opposite to **Asda** and close to a new store for **Poundland**.

DEMISE

The shop is located at ground and first floor.

FLOOR AREAS

Ground floor sales	3,763 sq ft
First floor staff and stores	3,589 sq ft

LEASE

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

RENT

£70,000 per annum exclusive of rates, service charge, insurance and VAT.

Please note rent payments will be subject to VAT.

SERVICE CHARGE

£48,475 exc VAT year ending 31st March 2018



RATING ASSESSMENT

Rateable value	£69,500.00	
Rates payable	£33,360.00	(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

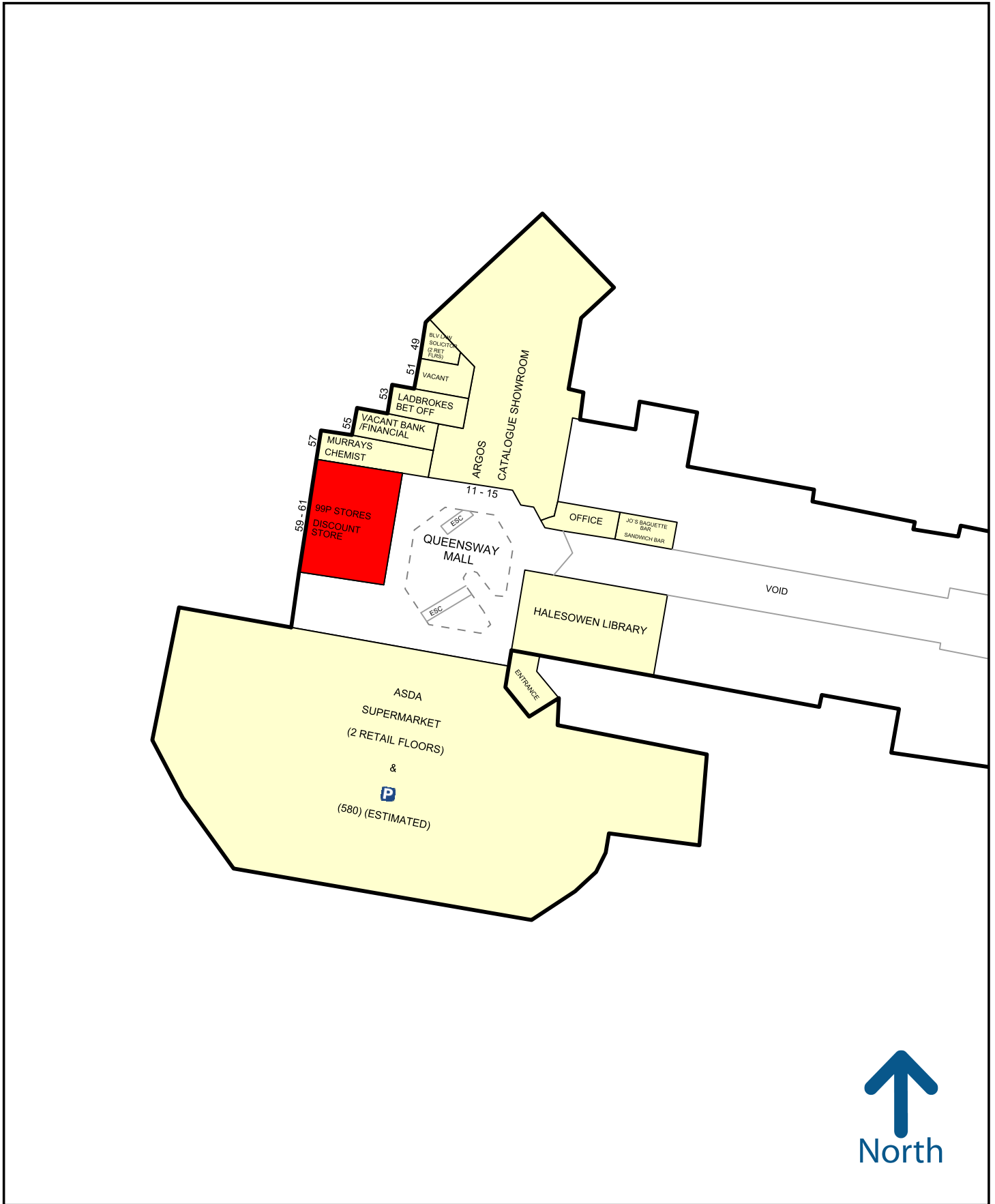
ENERGY PERFORMANCE CERTIFICATES

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

March 2018



50 metres

Experian Goad Plan Created: 24/08/2017
Created By: Adam Perrey Limited

