



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

HALESOWEN
51 High Street
B63 3BG

PROMINENT REFURBISHED SHOP TO LET



LOCATION

The shop is located in a prominent trading position close to national occupiers including **Halifax**, **Betfred** and **Wetherspoons** with other nearby traders including **TSB Bank**, **Tui**, **Cancer Research UK** and **Dixons Estate Agents**. It is located not far from the **Cornbow Shopping Centre** where leading multiples such as **Asda**, **Peacocks**, **New Look** and **Bon Marché** and other national retailers are represented.

DEMISE

The shop comprises of a ground floor sales area, kitchenette and toilet with additional storage or office accommodation on the first floor offices.

DIMENSIONS

Internal width	17' 1"
Shop depth	46' 8"
Ground floor sales area	793 sq ft
Ground floor stores	100 sq ft
First floor office/stores	430 sq ft

LEASE

A full repairing and insuring lease will be granted for a minimum term of 5 years.

RENT

£14,950 per annum exclusive

SERVICE CHARGE

A small service charge will be levied in respect of the upkeep and maintenance of the common areas within the development.

RATING ASSESSMENT

Rateable value	£8,300.00	
Rates payable	£3,984.00	(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

And
Michael Johnson & Co
Tel: 01384 395323
Mob: 07973 910135
Email: michaeljohnson5@btconnect.com

ENERGY PERFORMANCE CERTIFICATES

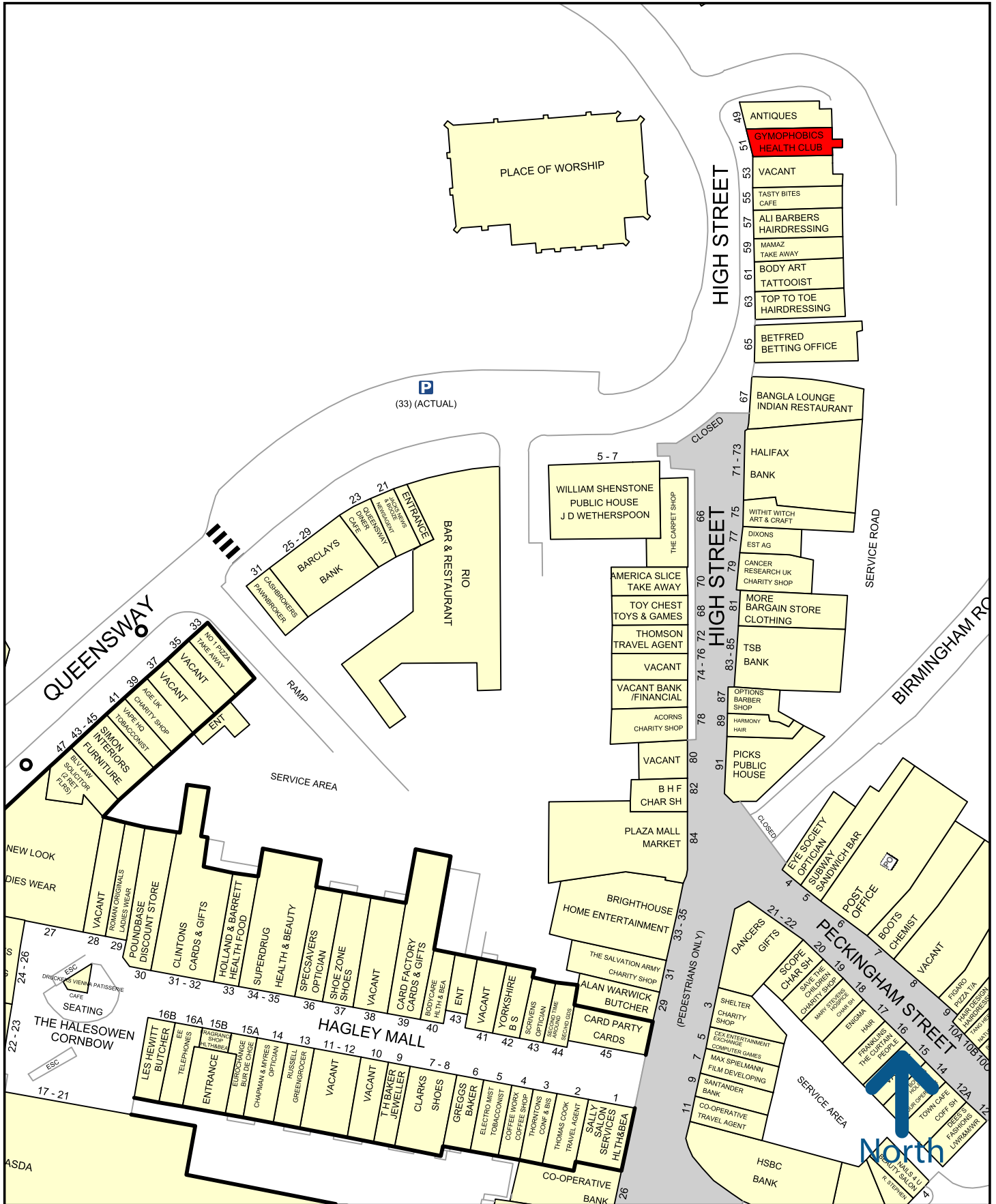
An EPC will be made available to the successful applicant as soon as is practicable.

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



Experian Goad Plan Created: 13/02/2018
Created By: Adam Perrey Limited

