



Beech House  
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Bromsgrove  
B61 8AB

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## 27 HAGLEY MALL CORNBOW CENTRE HALESOWEN B63 4AL

### PRIME SHOP PREMISES TO LET

#### LOCATION

The shop is located in a prime trading position within the Cornbow Centre, being adjacent to **Peacocks**, opposite to **Asda** and close to other national leading retailers including **Bon Marche**, **Select**, **EE**, **Savers**, **Shoezone**, **Specsavers** and **C&J Clark**.

#### ACCOMMODATION

The shop is at ground floor level only.

#### DIMENSIONS

Mall frontage	28'	9"
Internal width	48'	0"
Maximum shop depth	80'	0"

Ground floor sales	3,500 sq ft
Ground floor stores and staff	1,325 sq ft

#### LEASE

An effective full repairing and insuring lease will be granted inside the protection of the Landlord and Tenant Act 1954 for a duration of 15 years with 5 yearly upward only rent reviews.

#### RENT

On application

Please note rent payments will be subject to VAT.

#### SERVICE CHARGE AND INSURANCE

To be confirmed



#### RATING ASSESSMENT

Rateable value	£61,500.00	
Rates payable	£30,319.50	(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](mailto:info@apretail.co.uk)

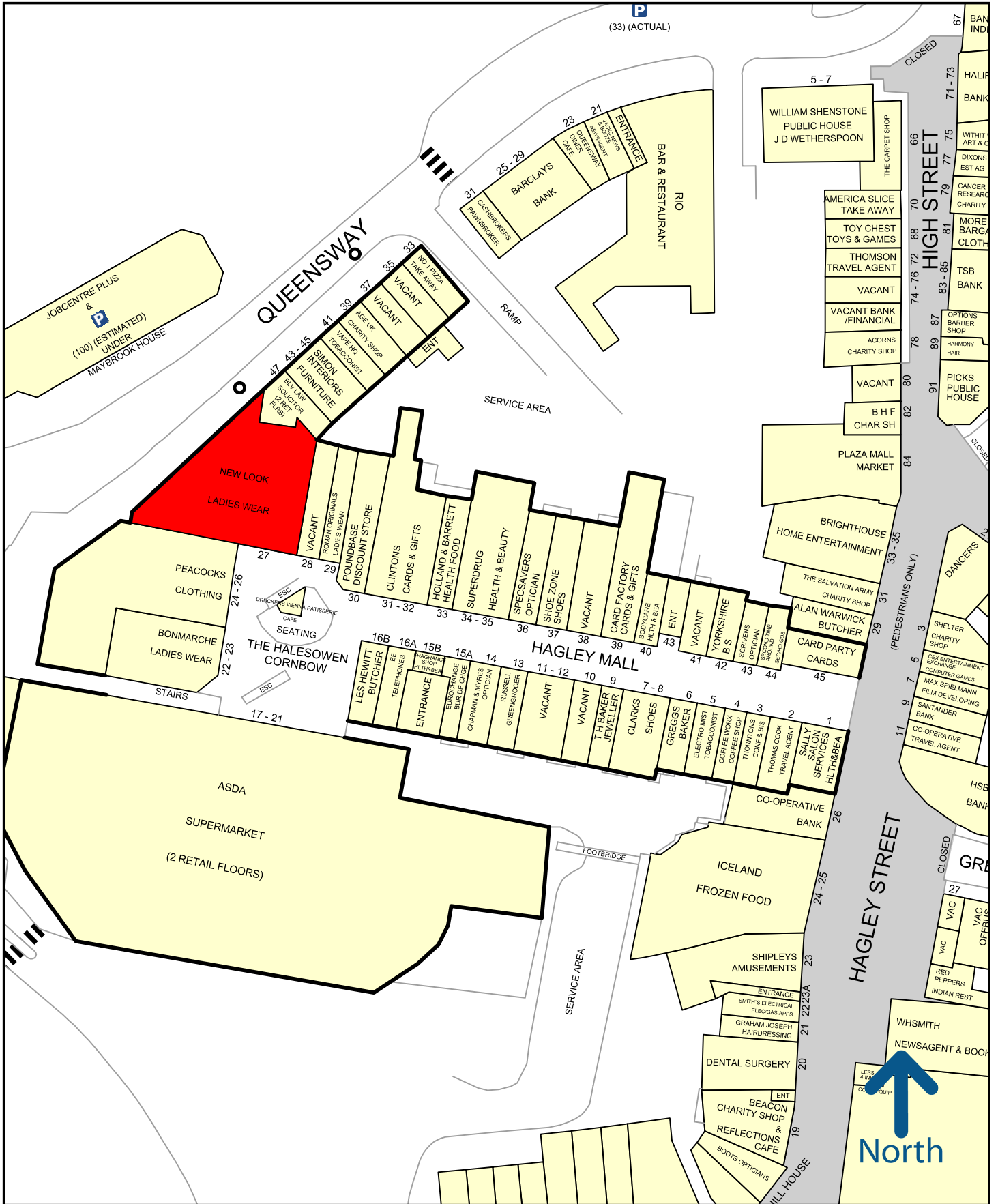
Or  
Ed Purcell, Creative-Retail  
Tel: 0121 400 0407  
Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

#### 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: 29/03/2018  
Created By: Adam Perrey Limited

