



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

HALESOWEN
47-49 Queensway
B63 4AB

PROMINENT SHOP TO LET

LOCATION

The shop is located in a prominent trading position adjacent to **Simon Interiors** and close to national retailers including **Ladbrokes** and **Asda**.

DEMISE

Ground floor sales with first floor storage and staff accommodation

DIMENSIONS

Gross frontage	30'	11"
Internal width front	26'	0"
Internal width rear	11'	2"
Shop depth	43'	0"
Ground floor	689	sq ft
First floor	377	sq ft

LEASE

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

RENT

£11,950 per annum exclusive

Please note rent payments will be subject to VAT.

SERVICE CHARGE AND INSURANCE

To be confirmed.



RATING ASSESSMENT

Rateable value	£10,250.00	
Rates payable	£4,776.50	(2017-18)

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

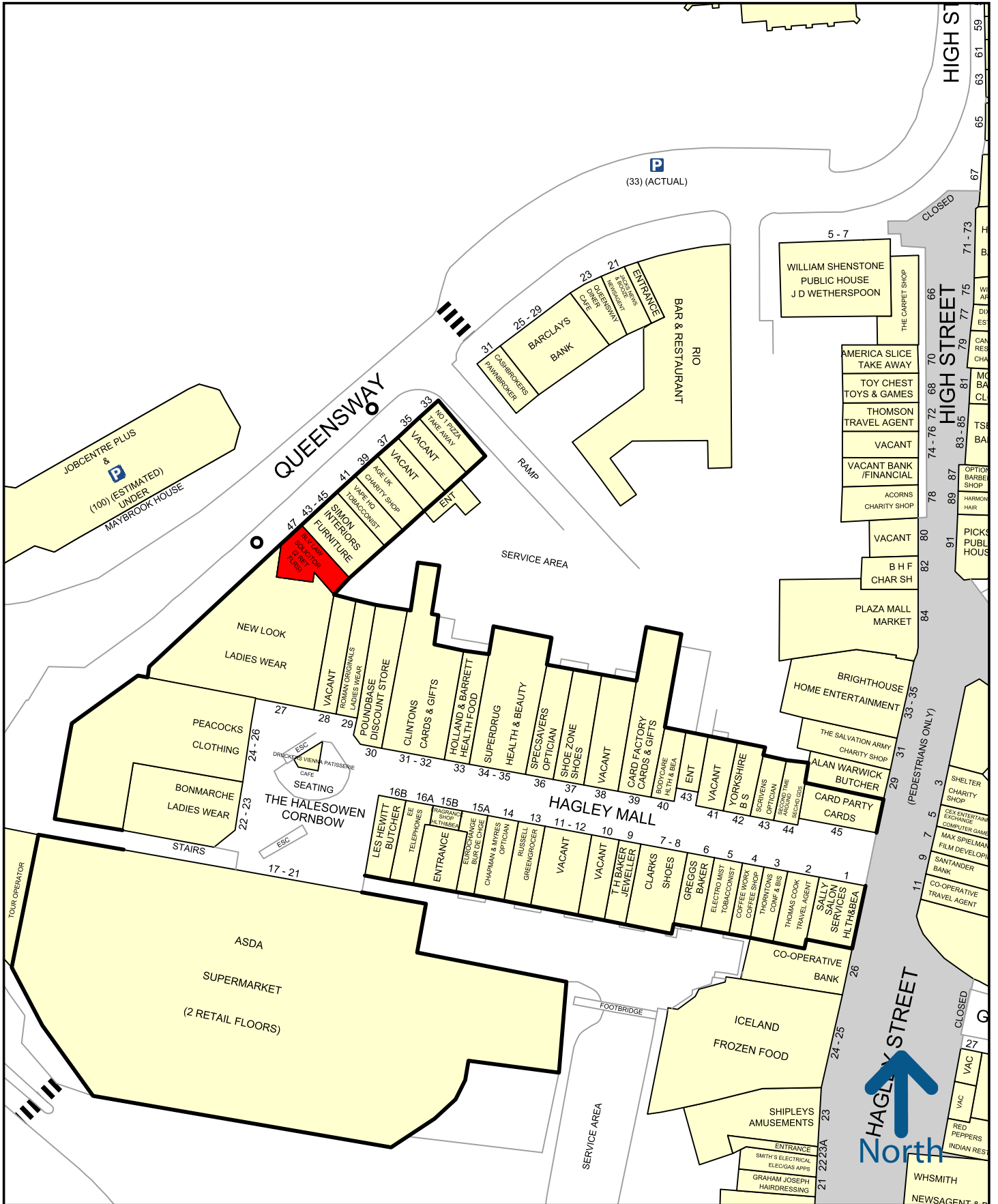
ENERGY PERFORMANCE CERTIFICATES

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



Experian Goad Plan Created: 03/05/2018
 Created By: Adam Perrey Limited

