



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

info@apretail.co.uk

**HALESOWEN
1 HAGLEY MALL
CORNBOW CENTRE
B63 4AJ**

PRIME SHOP TO LET

LOCATION

The shop is located in a prime trading position at the entrance of the **Cornbow Shopping Centre** which has a footfall in excess of 200,000 per week. It is adjacent to **Thomas Cook**, opposite to **A Write Card** and **HSBC Bank**, with nearby national retailers including **C&J Clark**, **Greggs**, **Bodycare**, **Thornton's** and **Scrivens Opticians**.

ACCOMMODATION

The shop comprises of a ground floor sales area with first floor store and staff facilities and also rear servicing.

DIMENSIONS

Internal width	28' 0"
Depth	41' 6"
Ground floor	1,085 sq ft
First floor	815 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

£39,950 per annum exclusive

Please note rent payments will be subject to VAT.

SERVICE CHARGE AND INSURANCE

To be confirmed



RATING ASSESSMENT

Rateable value	£31,500	
Rates payable	£15,120	(2017-18)

Local authority ref number 05H90370001007

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

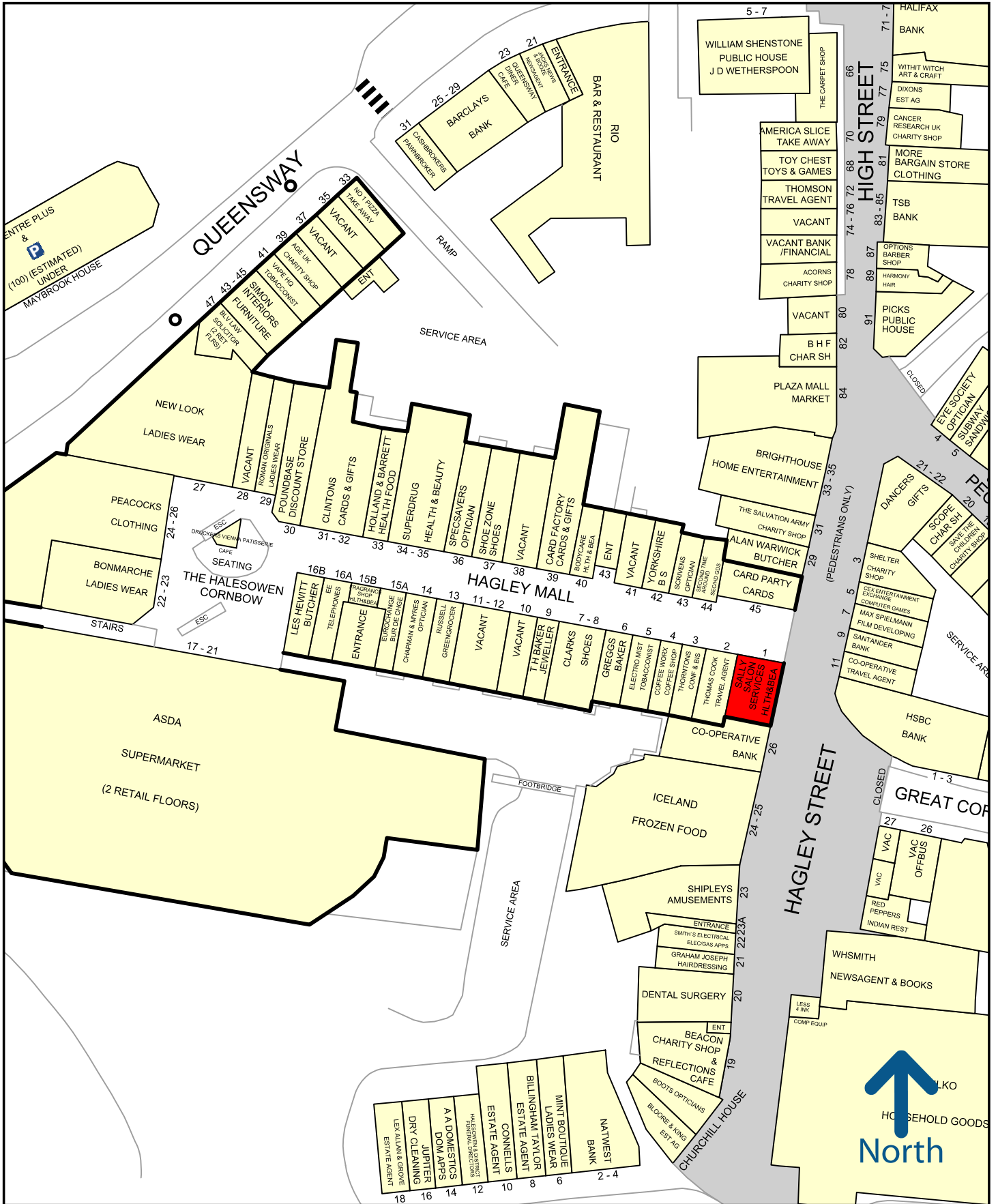
ENERGY PERFORMANCE CERTIFICATES

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

July 2018



Experian Goad Plan Created: 19/04/2018
 Created By: Adam Perrey Limited

