



Beech House  
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Bromsgrove  
B61 8AB

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## 7-8 HAGLEY MALL CORNBOW CENTRE HALESOWEN B63 4AJ

### PRIME SHOP TO LET

#### LOCATION

The shop is located in a prime trading position within the **Cornbow Centre**, which is anchored by a 76,000 sq ft **Asda** and has a regular footfall in excess of 200,000 people per week. Nearby national retailers include **Card Factory, Specsavers, The Works, Savers, Bensons Shoes, Select, EE, Bon Marche** and **Peacocks**.

#### DEMISE

Ground floor sales with rear servicing and first floor stores and staff facilities.

#### DIMENSIONS

Internal width front	28' 0"
Internal width rear	30' 0"
Shop depth	65' 4"
Ground floor area	1,316 sq ft
First floor staff and stores	1,092 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

Upon application

**Please note rent payments will be subject to VAT.**

#### SERVICE CHARGE AND INSURANCE

£14,642 + VAT

#### INSURANCE

£750.00



#### RATING ASSESSMENT

Rateable value	£36,500.00
Rates payable	£17,520.00 (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](mailto:info@apretail.co.uk)  
Or

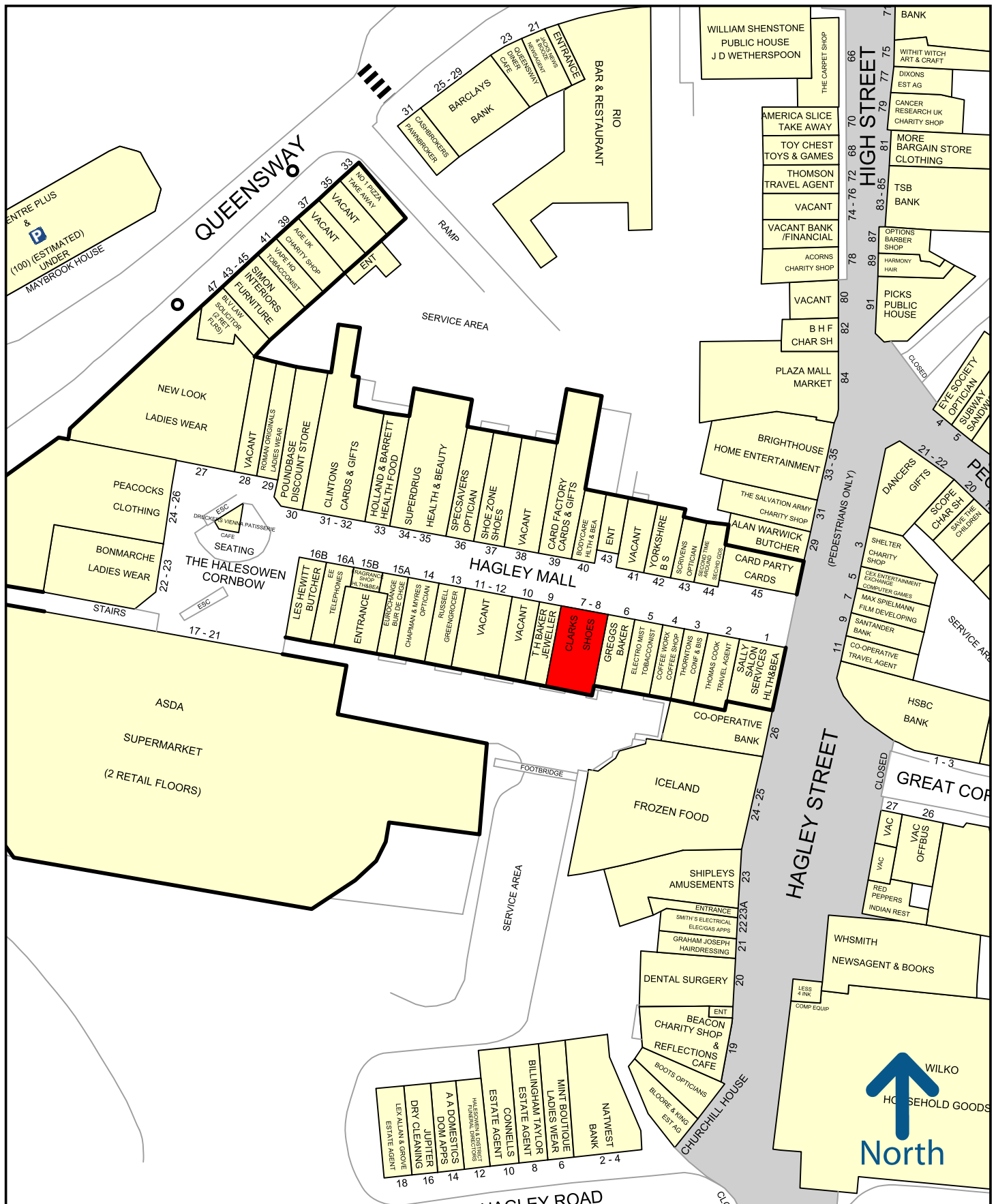
Ed Purcell, Creative-Retail  
Tel: 0121 400 0407  
Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

#### 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  
**October 2018**



Experian Goad Plan Created: 09/10/2018  
Created By: Adam Perrey Limited