



Beech House  
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## WEST BROMWICH

**Unit 63 Kings Square/High Street  
B70 7NW**

## PROMINENT SHOP TO LET

### LOCATION

The shop is located in a prominent position within the High Street, being close to the main entrances of the Kings Square and Queens Square Shopping Centres. It is adjacent to **H&T Pawnbrokers** and **Cash Converters**, opposite to the **British Heart Foundation**. Nearby national retailers include **New Look**, **Savers**, **Timpson's**, **Thomas Cook**, **Argos** and **Pound Bakery**.

### DEMISE

The shop is located at ground floor with rear services to the Kings Square Shopping Centre and benefits from staff and storage facilities on the first floor.

### DIMENSIONS

Internal width front	18'	3"
Internal width rear	13'	6"
Shop depth	66'	0"
Ground floor sales	1,022	sq ft
First floor staff and stores	1,029	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

£29,950.00 per annum exclusive.

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

### SERVICE CHARGE

£3,000 per annum exclusive of VAT.



### RATING ASSESSMENT

Rateable value	£28,250.00	
Rates payable	£13,560.00	(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)

### 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

**February 2019**