



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

☎ 01527 578820

info@apretail.co.uk  
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**HALESOWEN**  
**29 Hagley Street**  
**B63 3AA**

## SHOP TO LET

### LOCATION

This shop is located in a prominent position, being adjacent to the Salvation Army and Write Card, close to the main entrance of the Cornbow Shopping Centre, which is anchored by a 76,000 sq ft Asda and car park for nearly 600 cars. Other nearby occupiers include, Blue Cross, CEX, Max Spielmann, Chapman Opticians, Iceland etc.

### ACCOMMODATION

Ground floor sales area	651 sq ft
Ground floor stores area	96 sq ft
First floor staff and stores	542 sq ft

### TENURE

The premises are held on a lease which expires on 20th May 2024

### RENT

£13,000 per annum exclusive

Please note rent payments will be subject to VAT.

### SERVICE CHARGE

Capped at £1,500 + VAT

### TERMS

On application



### RATING ASSESSMENT

Rateable value	£10,000.00
Rates payable	£4,999.00 (2023-24)

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: [adam.apretail@gmail.com](mailto:adam.apretail@gmail.com)

### 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 2023**