



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

☎ 01527 578820

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

**HALESOWEN**  
**57 High Street**  
**B63 3BG**

## SHOP TO LET

### LOCATION

The shop is located in a secondary trading position close to Betfred and the Halifax, Dixons Estate Agents, J D Wetherspoon and local traders.

### ACCOMMODATION

Internal width	17' 0"
Shop depth	44' 5"
Ground floor sales area	754 sq ft
Ground floor staff area	132 sq ft

### TENURE

The shop is available on a sub-lease until August 2029.

### RENT

£10,750.00 per annum exclusive

### USE

Class E and Sui Generis Takeaway consent.



### 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