

## West Bromwich - Units 58-59 Queens Square Shopping Centre



### Location

The Queens Square Shopping Centre provides the principal retail pitch within West Bromwich with multiple retailers including **Boots**, **Tesco**, **M&Co**, **Thorntons** and **H Samuel** amongst others. The unit is situated in a prominent location directly opposite **O2** and **Orange** with other multiple retailers nearby.

### Accommodation

The property is arranged over ground and first floors providing the following net internal floor areas:

Floor	Size(ft)	Size(m)
Ground Floor Sales	2,136	198.50
First Floor	1,976	183.60

### Term

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

### Rent

Upon application

### Rates

We are advised by the Local Rating Authority, that the rates are assessed as follows (interested parties are asked to verify these figures with the Local Authority):-

Rateable Value	UBR 2012/2013	Rates Payable
£66,000	0.458	£30,228

### Service Charge

£27,230.19 per annum, subject to variation

### Legal

Each party is to be responsible for their own legal costs incurred in this transaction.

### Viewing

For further information or to arrange a viewing, please contact Jackson Criss on 020 7637 7100.

**Adam Rawcliffe / Tel: 020 7637 7100**  
**Email: [arawcliffe@jacksoncriss.co.uk](mailto:arawcliffe@jacksoncriss.co.uk)**

Alternatively, please contact BWD Retail on 0121 262 6540

**Subject to contract**





**IMPORTANT NOTICE:** Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



# Energy Performance Certificate

Non-Domestic Building



58-59 Queens Square  
Sandwell Centre  
WEST BROMWICH  
B70 7NJ

**Certificate Reference Number:**  
9852-3077-0420-0100-6891

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **121** This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	465
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	140.29

## Benchmarks

Buildings similar to this one could have rating as follows:

**29** If newly built

**79** If typical of the existing stock

