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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

Alternatively, please contact BWD Retail on 0121 262 6540

Subject to contract



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Energy Performance Certificate

Non-Domestic Building

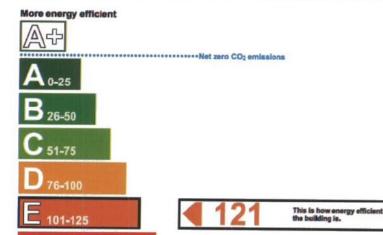


58-59 Queens Square Sandwell Centre WEST BROMWICH B70 7NJ

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.

Energy Performance Asset Rating



Technical Information

126-150

Over 150 Less energy efficient

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning
Total useful floor area (m²): 465
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 140.29

Benchmarks

Buildings similar to this one could have rating as follows:

29

If newly built

79

If typical of the existing stock

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