



**Lambert
Smith
Hampton**

0121 236 2066
www.lsh.co.uk

To Let

Retail Unit

Prominent Double Fronted Retail Unit

Unit 28-29, Queens Square Shopping Centre, West Bromwich, B70 7NJ



Location

Queens Square Shopping centre has undergone a comprehensive multi-million pound refurbishment that marks a new era for the shopping centre, West Bromwich and its shoppers.

The scheme is situated as the main retail link between the New Square Shopping Centre and West Bromwich high street making it a key shopping destination for consumers in the town, it also has an annual footfall of 4.6m.

The subject premises is adjacent to Boots whilst in close proximity to Poundland, That's entertainment, Thorntons and H Samuel.

Description

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

Accommodation	Sq Ft	Sq M
Ground Floor	2,833	263.19
First Floor Ancillary	2,697	250.55

Business Rates

Rateable Value: £38,000
Rate in (2014/2015): 48.2p
Rates Payable: £12,773

This information is for guidance purposes only. Interest parties are advised to make their own enquires with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Terms

The property is offered on a new lease on terms to be agreed.

Rental offers are in the region of £57,500 per annum exclusive.

Service Charge

The unit has a service charge on an account of £16,869.97.

VAT

All Prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Cost

Each Legal party is responsible for their own legal costs incurred in any transaction.

Energy Performance Certificate

Energy performance rating is: D-85

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Adam Rawcliffe

Jackson Criss

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Richard Jones

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