



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 etcs 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

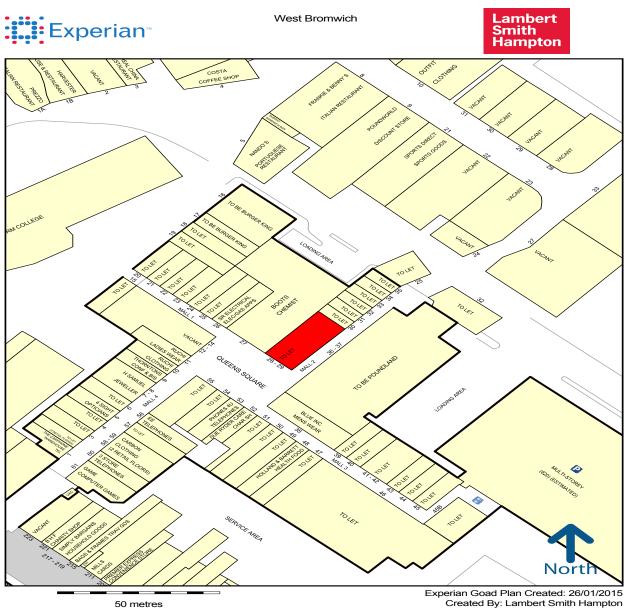
Energy performance rating is: D-85

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Adam Rawcliffe Richard Jones
Jackson Criss Lambert Smith Hampton
020 7637 7100 0121 237 2357
arawcliffe@jacksoncriss.co.uk rjjones@lsh.co.uk

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



For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011





Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015. Ordnance Survey 100019885

19/01/15



- © Lambert Smith Hampton

 Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

 (i) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, futures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any procedure purchase or letting including in respect of any prospective purchase or letting including in respect of any prospective purchase or letting including in respect of any procedure purchase or letting including in respect of any prospective purchase or letting in respect or letting in respect or
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- in the case of new development or refurbishment prospective buyers or tenants should not rely appearance and triining concerning availability or occupation and prospective buyers or tenants should not rely appearance and triining concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.