

Unit 18, Queens Square, West Bromwich, B70 7NJ

To Let

Final Remaining Restaurant Opportunity



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 unit is situated between Burger King, Roosters Chicken, El Taco Loco, and Kaspas Deserts. Opposite is the new Sixth Form College housing in excess of 800 students. Whilst facing the established A3/A4 pitch within New Square Shopping Centre where occupiers include Subway, Nando's, Costa, Odeon and Hungry Horse.

Description

The subject property is arranged over ground floor only, in a shell condition with capped services, available for immediate fit out.

Terms

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

Rent

£35,000 per annum exclusive.

Business Rates

The property is to be assessed for business rates.

Accommodation

Floor area	Sq ft	Sq m
Ground Floor Sales	1,550	144.00

Service charge

The on account service charge is to be re-assessed.

Legal costs

Each party to be responsibility for their own legal costs incurred in any transaction.

Value Added Tax

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

EPC

The EPC is available upon request.

Viewing

Strictly by prior appointment with the joint agents.

Interchange Place, Edmund Street, Birmingham B3 2TA

Richard J Jones

Lambert Smith Hampton

Telephone: **+44 (0)121 237 2357**

Email: **rjones@lsh.co.uk**

Guy Sankey

Lambert Smith Hampton

Telephone: **+44 (0)121 237 2304**

Email: **gsankey@lsh.co.uk**

Scott Robertson

Wright Silverwood

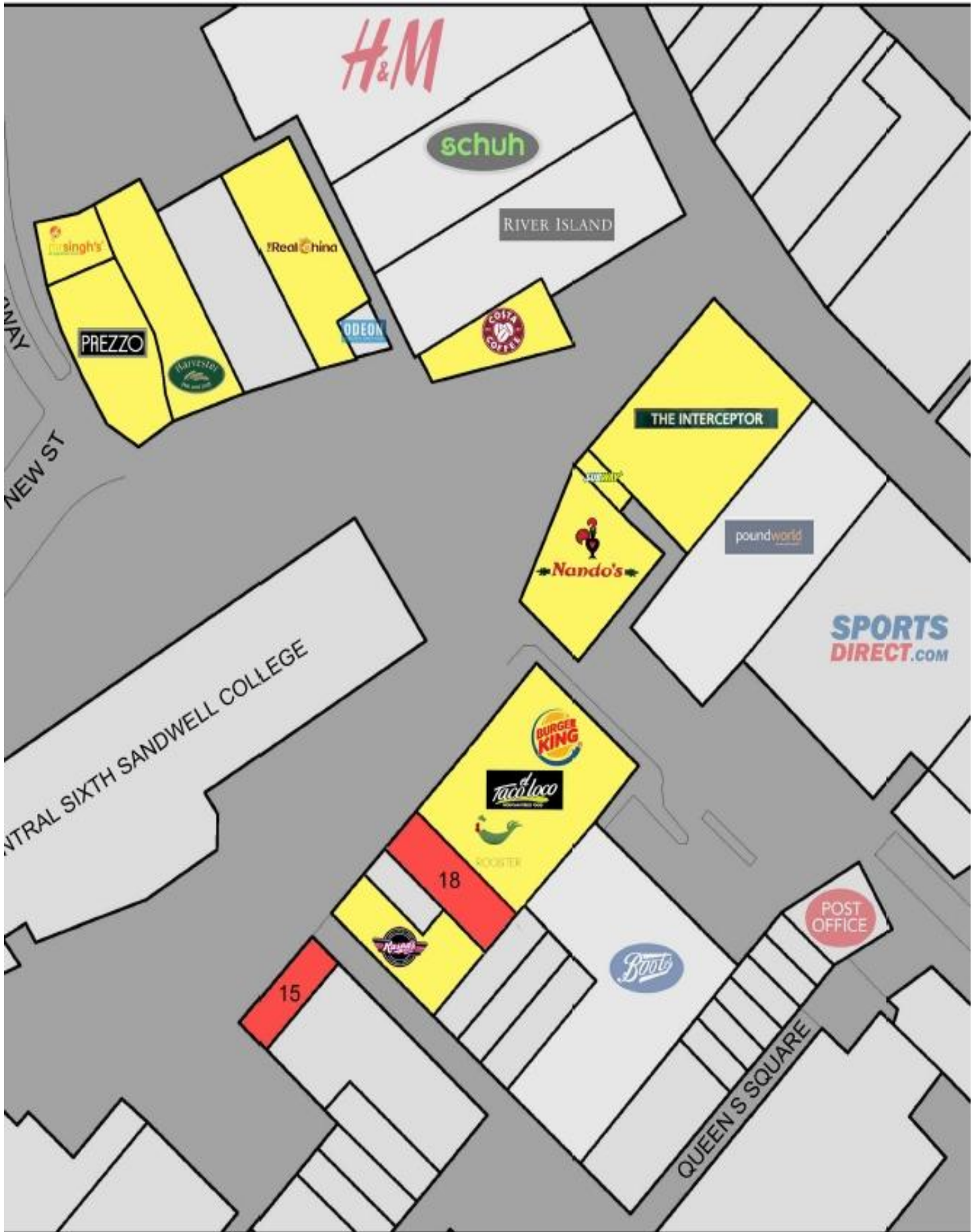
Mobile: **+44 (0)121 410 5545**

Email: **srobertson@wrightsilverwood.co.uk**

**Lambert
Smith
Hampton**

0121 236 2066
www.lsh.co.uk

Unit 18, Queens Square, West Bromwich, B70 7NJ



© Lambert Smith Hampton (LSH) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of LSH or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) LSH cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of LSH has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) LSH will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.