To Let
Retail Unit

Prominent Retail Unit
Unit 26, Queens Square Shopping Centre, West Bromwich B70 7NG

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.

Subject premises is located next Boots looking onto the area of a café opportunity.

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

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Sq Ft</th>
<th>Sq M</th>
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<tbody>
<tr>
<td>Ground Floor</td>
<td>1178.00</td>
<td>109.43</td>
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<tr>
<td>First Floor Ancillary</td>
<td>1,108.00</td>
<td>102.93</td>
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Business Rates
Rateable Value: £7801
Rate in (2014/2015): 48.2p
Rates Payable: £3,760

This information is for guidance purposes only. Interest parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies. Furthermore, the rates above are an approximation between the size units.

Terms
The subject premises are offered on a new lease on terms to be agreed.

Rental offers are in the region of £22,250 per annum.

Service Charge
The unit has a service charge of £4,965.50 which is subject to annual review.

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

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

Energy Performance Certificate
Energy performance rating of D-90, the certificate is also available on request.

Viewing and Further Information
Viewing strictly by prior appointment with the joint agents:

<table>
<thead>
<tr>
<th>Adam Rawcliffe</th>
<th>Richard Jones</th>
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</thead>
<tbody>
<tr>
<td>Jackson Criss</td>
<td>Lambert Smith Hampton</td>
</tr>
<tr>
<td>020 7637 7100</td>
<td>0121 237 2357</td>
</tr>
<tr>
<td><a href="mailto:arawcliffe@jacksoncriss.co.uk">arawcliffe@jacksoncriss.co.uk</a></td>
<td><a href="mailto:rjjones@lsh.co.uk">rjjones@lsh.co.uk</a></td>
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</tbody>
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Lambert Smith Hampton
Interchange Place, Edmund Street, Birmingham B3 2TA T +44 (0)121 236 2066
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