



01527 578820

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HALESOWEN 43 HAGLEY MALL CORNBOW CENTRE B63 4AL

PRIME SHOP TO LET



LOCATION

The shop is located in a prime trading position within the Cornbow Centre, with footfall in excess of 230,000 people per week. It is adjacent to **Claire's** and the **Yorkshire Building Society** while being opposite to **Coffee 2** and close to national retailers including **Thomas Cook**, **Thornton's**, **Greggs**, **C & J Clark** and **Bodycare**.

DEMISE

The shop benefits from a ground floor sales area with first floor staff and storage facilities, with servicing from the rear.

DIMENSIONS

| | | |
|--------------------------|-----|-------|
| Gross frontage | 14' | 10" |
| Internal width | 14' | 4" |
| Shop depth | 37' | 3" |
| Ground floor sales area | 479 | sq ft |
| First floor staff/stores | 352 | sq ft |

LEASE

An effective full repairing and insuring lease will be granted, for a duration of 15 years with 5 yearly upward only rent reviews.

RENT

£17,950 per annum exclusive

SERVICE CHARGE

£4,700 + VAT.

RATING ASSESSMENT

| | | |
|----------------|------------|-----------|
| Rateable value | £24,500.00 | |
| Rates payable | £12,078.50 | (2015-16) |

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment:

Adam Perrey, AP Retail Property Consultants Ltd

Tel: 01527 578820

Email: info@apretail.co.uk

Or

Ed Purcell or Rob Alston, Cushman and Wakefield

Tel: 0121 232 4900

Email: ed.purcell@eur.cushwake.com

robert.alston@eur.cushwake.com

ENERGY PERFORMANCE CERTIFICATES

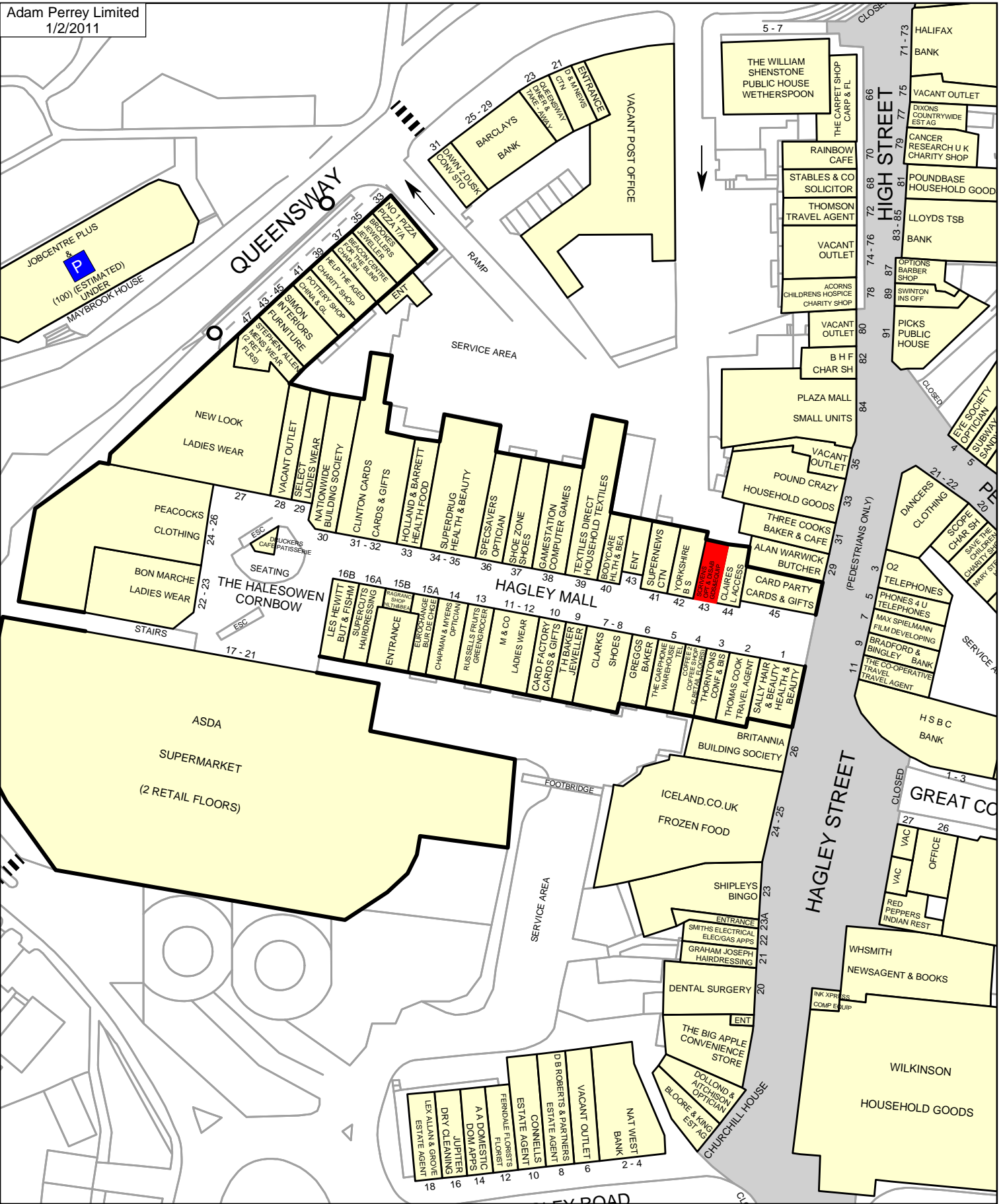
An EPC will be made available to the successful applicant as soon as is practicable.

All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

March 2015

Adam Perrey Limited
1/2/2011



50 metres

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