



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

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**HALESOWEN**  
**44 HAGLEY MALL**  
**CORNBOW CENTRE**  
**B63 4AL**

**PRIME SHOP**  
**TO LET**

#### LOCATION

The shop is located in a prime trading position within the Cornbow Centre. It is adjacent to **Card Party** while being opposite to **Thomas Cook** and **Thornton's** and close to **Scrivens, Greggs, C & J Clark and Card Factory**. **Asda** anchors the Cornbow Centre and the footfall through it is regularly in excess of 230,000 people per week.

#### DEMISE

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

#### DIMENSIONS

Internal width	14'	4"
Shop depth	37'	4"
Ground floor sales area	506	sq ft
First floor staff/stores	321	sq ft

#### LEASE

An effective full repairing and insuring lease will be granted, for a duration of 10 years with an upward only rent review in 5th year.

#### RENT

On application

#### SERVICE CHARGE

£5,167 exc VAT



#### RATING ASSESSMENT

Rateable value	£15,000.00	
Rates payable	£6,990.00	(2017-18)

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 Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)

Or

Ed Purcell, Creative-Retail  
Tel: 0121 400 0407  
Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

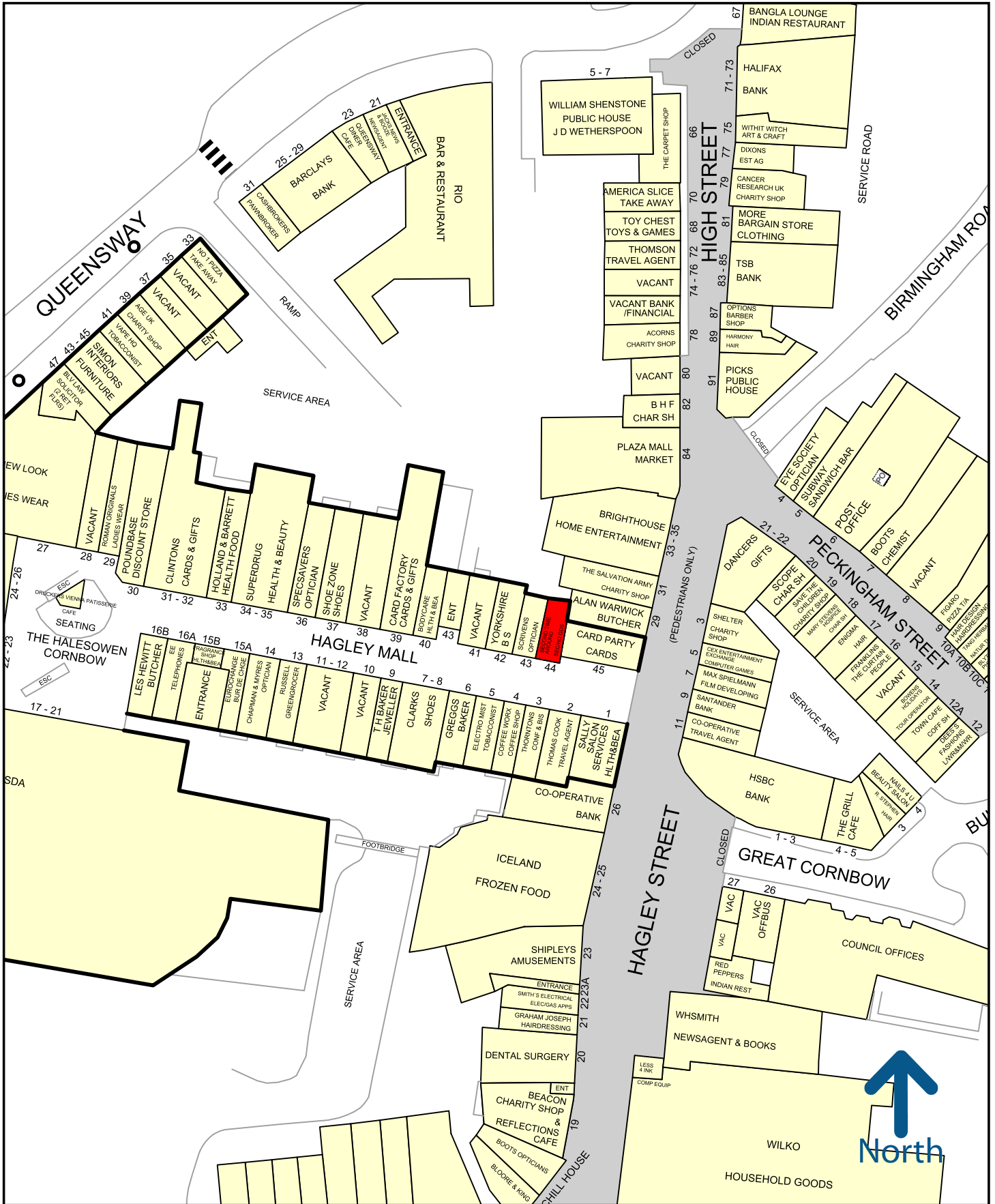
#### ENERGY PERFORMANCE CERTIFICATES

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

October 2017



Experian Goad Plan Created: 02/05/2017  
 Created By: Adam Perrey Limited

