



Beech House
16 The Strand
Bromsgrove
B61 8AB

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www.apretail.co.uk

HALESOWEN
3 HAGLEY STREET
B63 3AS

PRIME SHOP TO LET

LOCATION

The shop is located in a prime trading position opposite to the entrance to the **Cornbow Shopping Centre** which has a footfall in excess of 230,000 people per week. It is adjacent to CEX and Dancers while being close to **Brighthouse**, **Max Spielmann**, **Santander**, **Co-op Travel**, **Subway** and **Card Party**.

DEMISE

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

DIMENSIONS

Internal width front	25' 6"
Internal width rear	10' 4"
Shop depth	58' 3"
Ground floor sales	1,175 sq ft
First floor	1,084 sq ft

LEASE

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

RENT

£32,500 per annum exclusive



RATING ASSESSMENT

Rateable value	£34,750.00	
Rates payable	£17,270.75	(2016-17)

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

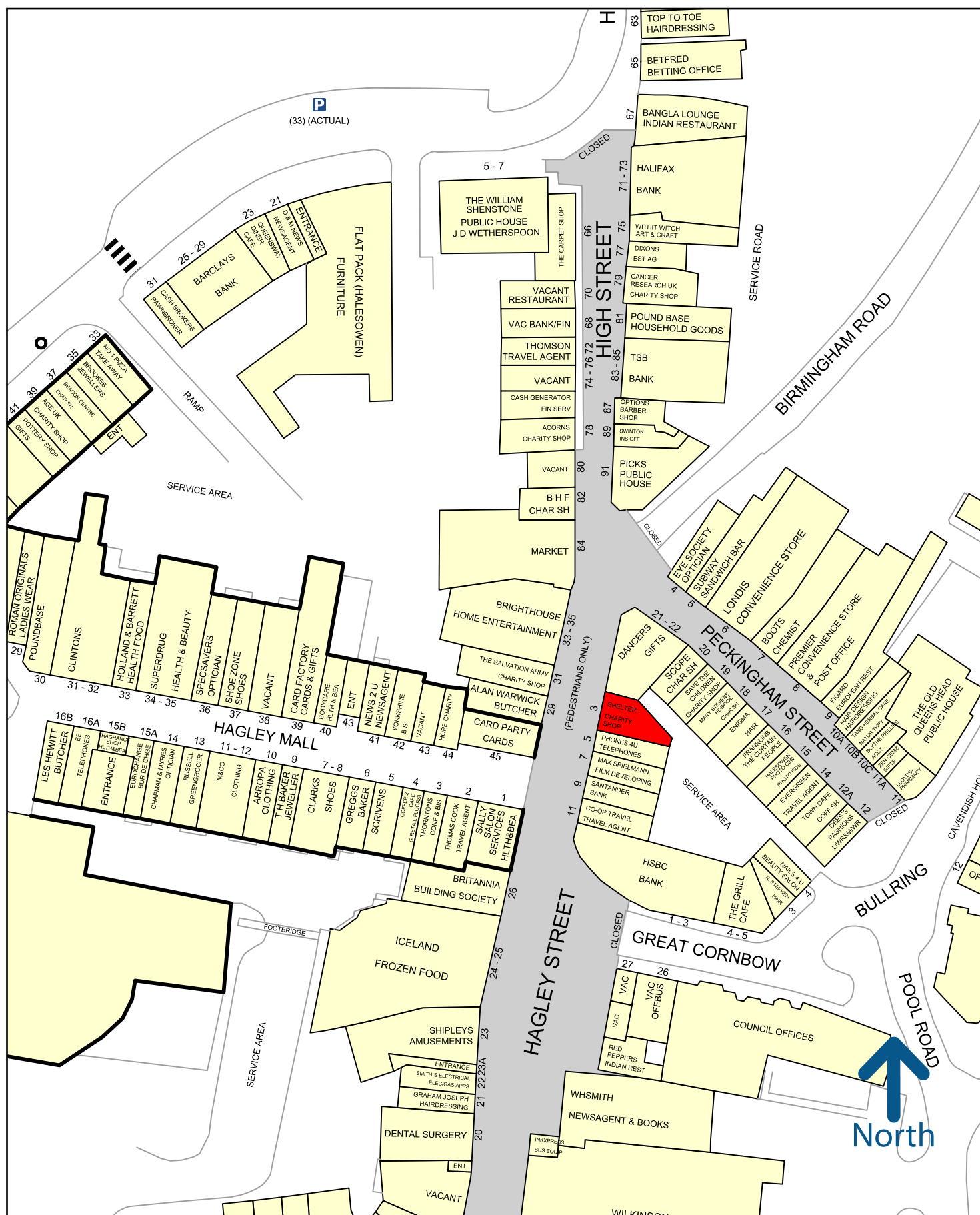
ENERGY PERFORMANCE CERTIFICATES

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

February 2016



Experian Goad Plan Created: 02/02/2016
Created By: Adam Perrey Limited