



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

info@apretail.co.uk
www.apretail.co.uk

HALESOWEN
59-61 Queensway Mall
Cornbow Centre
B63 4AG

DUE TO RELOCATION
PRIME SHOP TO LET

LOCATION

This shop is located in a prime trading position at the entrance to the **Cornbow Centre**, benefitting from the substantial footfall through it, whilst being opposite to **Asda** and close to a new store for **Poundland**.

DEMISE

The shop is located at ground and first floor.

FLOOR AREAS

Ground floor sales	3,763 sq ft
First floor staff and stores	3,589 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

£70,000 per annum exclusive of rates, service charge, insurance and VAT.

Please note rent payments will be subject to VAT.

SERVICE CHARGE

£48,475 exc VAT year ending 31st March 2018



RATING ASSESSMENT

Rateable value	£69,500.00	
Rates payable	£34,541.50	(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

Or

Ed Purcell, Creative-Retail

Tel: 0121 400 0407

Email: ed@creative-retail.co.uk

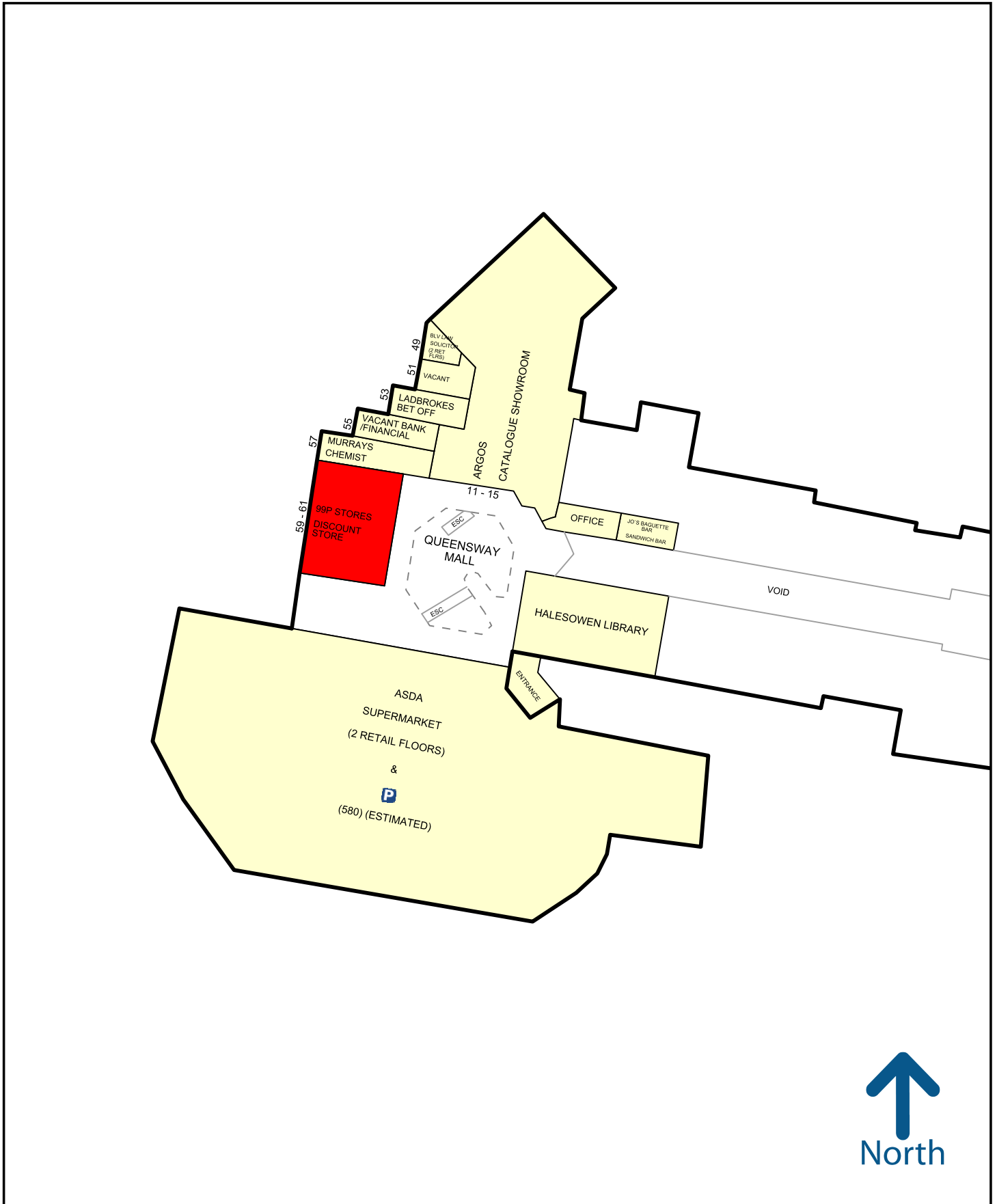
ENERGY PERFORMANCE CERTIFICATES

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

November 2017



50 metres

Experian Goad Plan Created: 24/08/2017
Created By: Adam Perrey Limited



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Revisions

Project

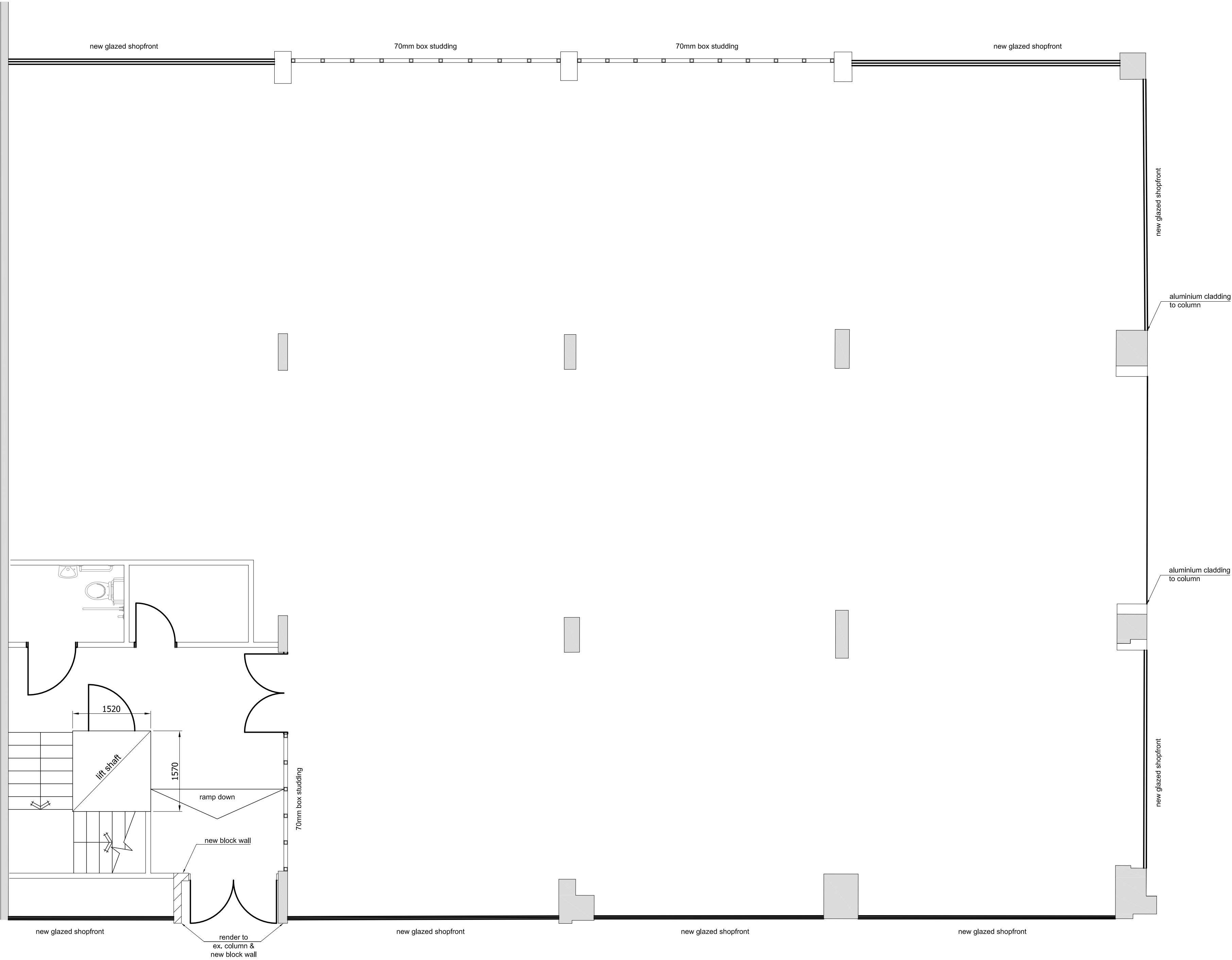
Cornbow Centre
Halesowen
59/61 Queensway

Title

Proposed Ground Floor Plan

Approved	Date	<div><div>WILLIAMS ASSOCIATES</div><div>Chartered Building Surveyors Chartered Town Planners</div><div>Bordesley Hall Alysham Church Birmingham B48 7QA t: 01527 597069 f: 01170 296539 e: williamsassociates@talk21.com</div></div>
Drawn	Date	
RC	May 09	
Drawing No		
1653 - 02		
Revision	Scale at A1	
	1/50	
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All new structural steelwork support for floor to be enclosed in 1hr fire resistant boarding.



This architectural floor plan depicts a building layout with several rooms and structural features. On the left side, there is a bathroom containing two toilets and two sinks. Below the bathroom is a staircase labeled "lift shaft". A new plasterboard partition is shown extending from the left wall towards the center. A new pair of doors is indicated at the top left, and another new pair of doors is shown at the bottom left. A floor void is identified in the central area, with a note stating "floor void - infilled to engineer's detail". On the right side, there are three more floor voids, each with a similar note: "floor void - infilled to engineer's detail". The plan also shows various wall thicknesses, door swings, and structural columns.

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