

HALESOWEN 59-61 Queensway Mall **Cornbow Centre**

DUE TO RELOCATION PRIME SHOP TO LET

LOCATION

B63 4AG

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 ftFirst 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

Beech House 16 The Strand Bromsgrove B61 8AB

6 01527 578820

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



RATING ASSESSMENT

£69,500.00 Rateable value

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

Tel:

Ed Purcell, Creative-Retail 0121 400 0407

Email: ed@creative-retail.co.uk

ENERGY PERFORMANCE CERTIFICATES

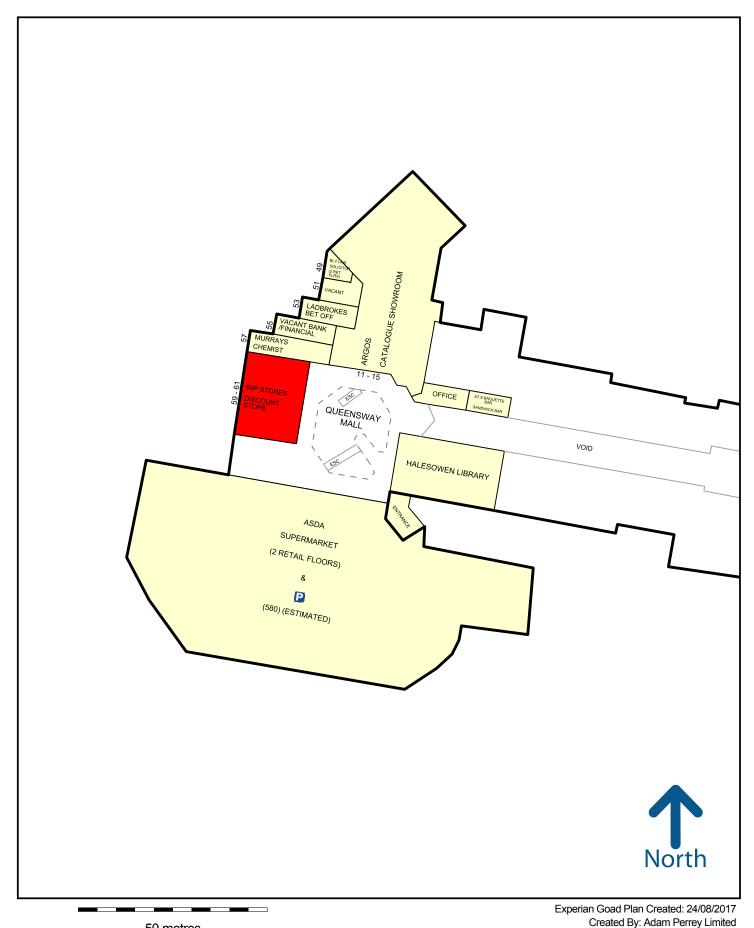
An EPC will be made available to the successful applicant as soon as is practicable.

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

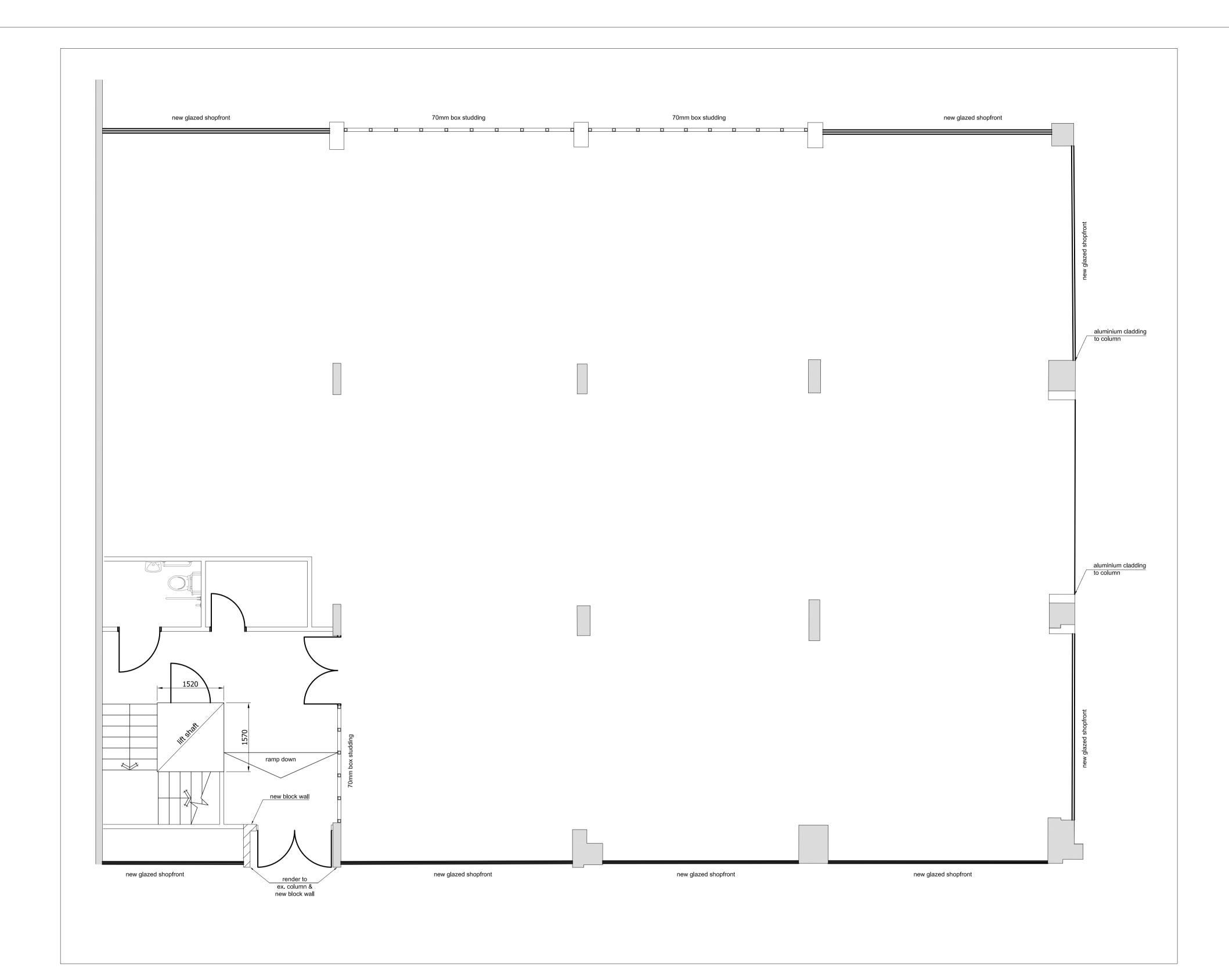




50 metres







CONSTRUCTION NOTES

WALLS PARTITIONS AND CEILINGS

Internal Partitions to be two layers of tapered edge 12,5mm thk Gyproc wallboard to both sides of 70mm boxed metal stud from floor to soffit to provide 30 minutes fire resistance.

New wall forming lobby to rear of external doors to be 150mm thk Thermalite shield concrete blocks built from existing ground floor concrete slab up to soffit of first floor including new DPC at 150mm above ground level, insulation panel and polymer modified render to external face of walls. Wall to continue over new external doors including a 150mm deep reinforced pre-cast concrete lintel over new doors.

Provide and fix12.5mm thk Fireline board ceiling to cash office on and including 170 x 50 timber ceiling joists fixed to partitions at 450mm centres

All existing display windows to be removed. New display windows to be powder coated aluminium framed display windows c/w with min. 6.4mm thk laminated safety glass. Base of window frame to be min 150mm deep.

Pair of external doors to be powder coated aluminium framed display windows c/w with min. 6.4mm thk laminated safety glass with panic bar

2no. pairs of 840mm wide ½ hr. fire resistant timber doors and frame to be provided to left hand side of unit at first floor level, in position of service corridor c/w intumescent strips, smoke seals, door closers and fire resistant hinges suitable for fire doors and panic bars and bolts.

1no. pair of 840mm wide ½ hr. fire resistant doors and frame to be provided in wall between stockroom and first floor landing c/w intumescent strips, smoke seals, door closers and fire resistant hinges suitable for fire doors

New 840mm wide ½ hr. fire resistant door and frame to be provided to new partition at first floor level between landing and amenity room c/w intumescent strips, smoke seals, door closers and fire resistant hinges suitable for fire doors.

1no. pair of 840mm wide ½ hr. fire resistant doors and frame to be provided at ground floor level between rear of sales area and lobby c/w intumescent strips, smoke seals, door closers and fire resistant hinges suitable for fire doors.

New 840mm wide ½ hr. fire resistant door and frame to be provided to cash office at ground floor level c/w intumescent strip, smoke seal, door

closers and fire resistant hinges suitable for fire doors.

New staircase to be 1200mm wide metal staircase c/w metal strings and bearers proprietary combined metal tray treads and risers and skirting to half landing. Treads to be infilled with epoxy resin mortar screed. Staircase to have 167mm risers and 250mm tread and 1.2m x 1.2m quarter landings. Also 45mm diameter circular metal handrail to side of staircase to continue 300mm past bottom and top nosing and balusters to open side of staircase. Handrail to be min. 900mm above pitch line of stairs. Structural support and fixings for staircase to engineers design.

GROUND FLOOR TOILET AND DRAINAGE

Disabled toilet to have, grab rail and drop down rail (dark blue) and mixer tap. New 32mm diameter waste pipe with deep seal trap from new wash hand basin to new Saniflo Sanibest pump. New w.c. and 100mm diameter connection from w.c. to pump. Saniflo pump to have 22mm/32mm diameter pipe from pump to existing soil pipe. New instantaneous water heater to be provided in disabled toilet and existing toilets at first floor level.

Provide new extract fan in new disabled toilet to provide 10 l/s air extraction via duct to external air. Duct to be wrapped in intumescent tape

where it passes through the floor.

ELECTRICAL WORKS All new electrical works to be undertaken by NICEIC approved contractor..

FIRE PRECAUTIONS

Existing sprinklers at ground floor to be adapted to suit new layout of unit. To be carried out in accordance with the LPC rules for automatic sprinkler detection and to comply with the requirements of the Shopping Centres' insurers.

Fire alarm interface to be provided. New fire alarm installation, automatic fire detection emergency lighting and fire signage to be designed and installed by others as part of new tenants shopfitting works.

STRUCTURAL WORKS.

Infill voids in first floor after removal of staircases to engineers detail.

Form opening in first floor and provide and fix steelwork supporting structure to engineers detail.

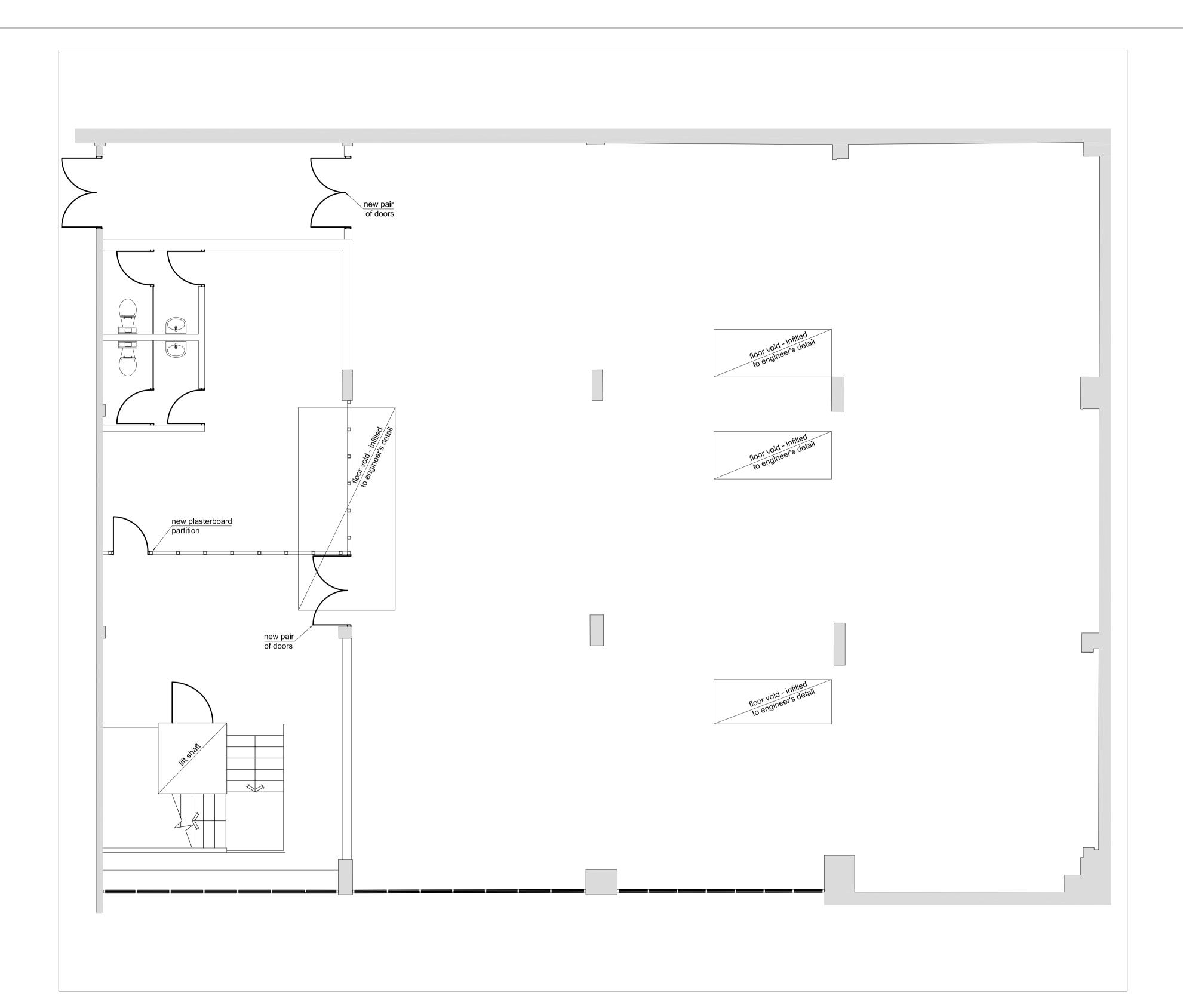
All new structural steelwork support for floor to be enclosed in 1hr fire resistant boarding.

Cornbow Centre Halesowen 59/61 Queensway

Proposed Ground Floor Plan

Approved	Date	WILLIAMS
		ASSOCIATES
Drawn	Date	Chartered Building Surveyors
RC	May 09	Chartered Town Planners
		Bordesley Hall
Drawing No		Alvechurch Birmingham B48 7QA t: 01527 597969 f: 01789 296339 e: williamsassociates@talk21.com
1653 - 02		
Revision	Scale at A1	

1/50



CONSTRUCTION NOTES

WALLS PARTITIONS AND CEILINGS

Internal Partitions to be two layers of tapered edge 12.5mm thk Gyproc wallboard to both sides of 70mm boxed metal stud from floor to soffit to provide 30 minutes fire resistance.

New wall forming lobby to rear of external doors to be 150mm thk Thermalite shield concrete blocks built from existing ground floor concrete slab up to soffit of first floor including new DPC at 150mm above ground level, insulation panel and polymer modified render to external face of walls. Wall to continue over new external doors including a 150mm deep reinforced pre-cast concrete lintel over new doors.

Provide and fix12.5mm thk Fireline board ceiling to cash office on and including 170 x 50 timber ceiling joists fixed to partitions at 450mm centres

DOORS AND WINDOWS

All existing display windows to be removed. New display windows to be powder coated aluminium framed display windows c/w with min. 6.4mm thk laminated safety glass. Base of window frame to be min 150mm deep.

Pair of external doors to be powder coated aluminium framed display windows c/w with min. 6.4mm thk laminated safety glass with panic bar and

2no. pairs of 840mm wide ½ hr. fire resistant timber doors and frame to be provided to left hand side of unit at first floor level, in position of service corridor c/w intumescent strips, smoke seals, door closers and fire resistant hinges suitable for fire doors and panic bars and bolts.

1no. pair of 840mm wide ½ hr. fire resistant doors and frame to be provided in wall between stockroom and first floor landing c/w intumescent strips, smoke seals, door closers and fire resistant hinges suitable for fire doors

New 840mm wide ½ hr. fire resistant door and frame to be provided to new partition at first floor level between landing and amenity room c/w intumescent strips, smoke seals, door closers and fire resistant hinges suitable for fire doors.

1no. pair of 840mm wide ½ hr. fire resistant doors and frame to be provided at ground floor level between rear of sales area and lobby c/w intumescent strips, smoke seals, door closers and fire resistant hinges suitable for fire doors.

New 840mm wide ½ hr. fire resistant door and frame to be provided to cash office at ground floor level c/w intumescent strip, smoke seal, door closers and fire resistant hinges suitable for fire doors.

STAIRCASE

New staircase to be 1200mm wide metal staircase c/w metal strings and bearers proprietary combined metal tray treads and risers and skirting to half landing. Treads to be infilled with epoxy resin mortar screed. Staircase to have 167mm risers and 250mm tread and 1.2m x 1.2m quarter landings. Also 45mm diameter circular metal handrail to side of staircase to continue 300mm past bottom and top nosing and balusters to open side of staircase. Handrail to be min. 900mm above pitch line of stairs. Structural support and fixings for staircase to engineers design.

GROUND FLOOR TOILET AND DRAINAGE

Disabled toilet to have, grab rail and drop down rail (dark blue) and mixer tap. New 32mm diameter waste pipe with deep seal trap from new wash hand basin to new Saniflo Sanibest pump. New w.c. and 100mm diameter connection from w.c. to pump. Saniflo pump to have 22mm/32mm diameter pipe from pump to existing soil pipe. New instantaneous water heater to be provided in disabled toilet and existing toilets at first floor level.

VENTILATION

Provide new extract fan in new disabled toilet to provide 10 l/s air extraction via duct to external air. Duct to be wrapped in intumescent tape where it passes through the floor.

ELECTRICAL WORKS

All new electrical works to be undertaken by NICEIC approved contractor..

FIRE PRECAUTIONS

Existing sprinklers at ground floor to be adapted to suit new layout of unit. To be carried out in accordance with the LPC rules for automatic sprinkler detection and to comply with the requirements of the Shopping Centres' insurers.

Fire alarm interface to be provided. New fire alarm installation, automatic fire detection emergency lighting and fire signage to be designed and installed by others as part of new tenants shopfitting works.

STRUCTURAL WORKS.

Infill voids in first floor after removal of staircases to engineers detail.

Form opening in first floor and provide and fix steelwork supporting structure to engineers detail.

All new structural steelwork support for floor to be enclosed in 1hr fire resistant boarding.

Revisions
Project
Cornbow Centre
Halesowen

Title

Proposed First Floor Plan

59/61 Queensway

Approved Date WILLIAMS
ASSOCIATES

Drawn Date

RC May 09

Drawing No

1653 - 04

Revision Scale at A1

1/50

WILLIAMS
ASSOCIATES
Chartered Building Surveyors
Chartered Town Planners
Bordesley Hall
Alvechurch
Birmingham
B48 7QA
t: 01527 597969 f: 01789 296339
e: williamsassociates@talk21.com