



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

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**7-8 HAGLEY MALL  
CORNBOW CENTRE  
HALESOWEN  
B63 4AJ**

**PRIME SHOP  
TO LET**

**LOCATION**

The shop is located in a prime trading position within the **Cornbow Centre**, which is anchored by a 76,000 sq ft **Asda** and has a regular footfall in excess of 200,000 people per week. Nearby national retailers include **Card Factory, Specsavers, The Works, Savers, Bensons Shoes, Select, EE, Bon Marche** and **Peacocks**.

**DEMISE**

Ground floor sales with rear servicing and first floor stores and staff facilities.

**DIMENSIONS**

|                              |             |
|------------------------------|-------------|
| Internal width front         | 28' 0"      |
| Internal width rear          | 30' 0"      |
| Shop depth                   | 65' 4"      |
| Ground floor area            | 1,316 sq ft |
| First floor staff and stores | 1,092 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 the 5th year.

**RENT**

Upon application

**Please note rent payments will be subject to VAT.**

**SERVICE CHARGE AND INSURANCE**

£14,642 + VAT

**INSURANCE**

£750.00



**RATING ASSESSMENT**

|                |            |           |
|----------------|------------|-----------|
| Rateable value | £36,500.00 |           |
| Rates payable  | £17,921.50 | (2019-20) |

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

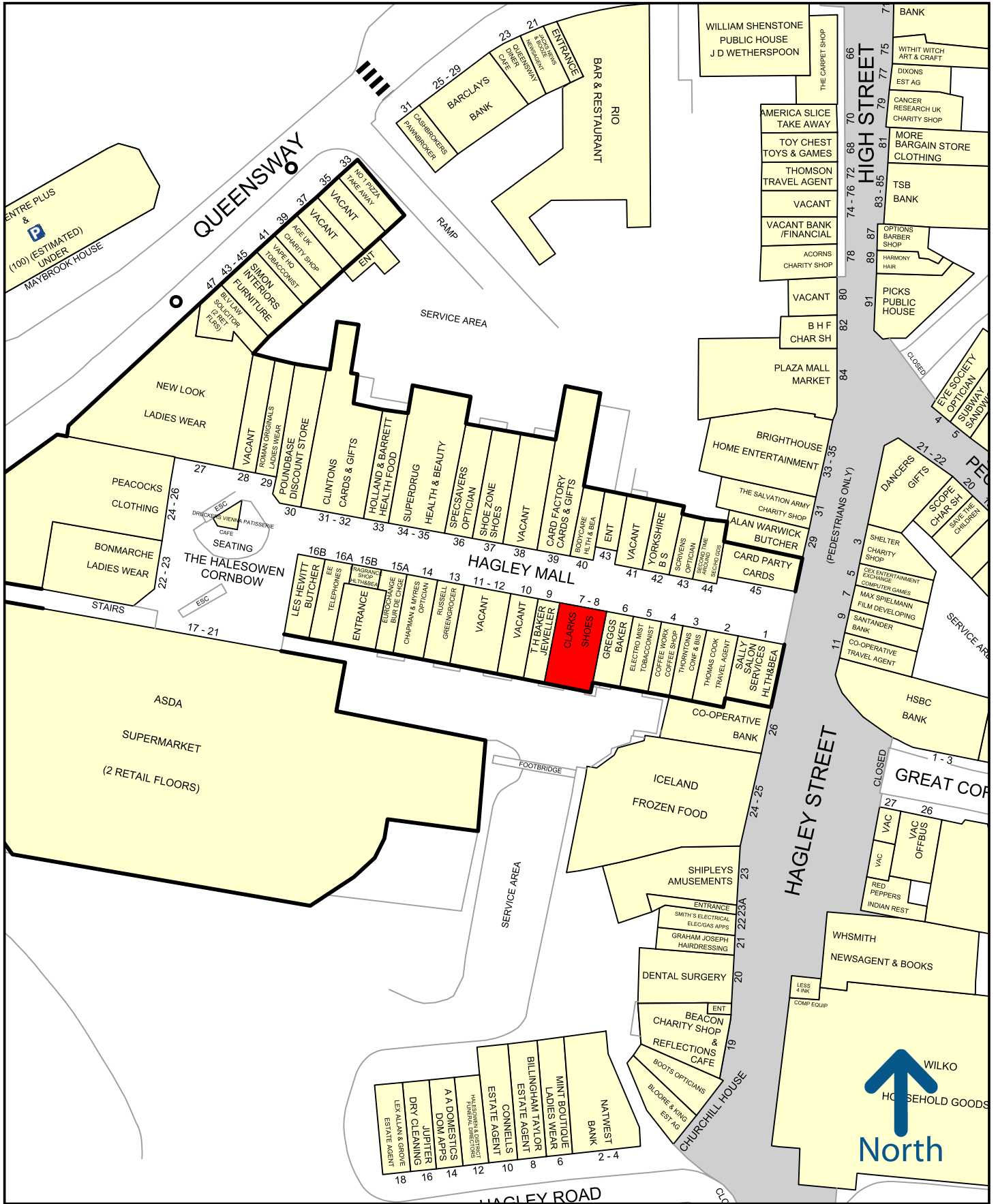
Ed Purcell, Creative-Retail  
Tel: 0121 400 0407  
Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

**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  
**March 2019**



50 metres

Experian Goad Plan Created: 09/10/2018  
Created By: Adam Perrey Limited

