

# AP RETAIL

PROPERTY CONSULTANTS

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**HALESOWEN**  
**4 Hagley Mall**  
**Cornbow Centre**  
**B63 4AJ**

**DUE TO RELOCATION**  
**WITHIN THE CENTRE**

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



## LOCATION

The shop is located in a prime position within the Cornbow Centre being adjacent to **Thornton's** and **Scriven's** and opposite to **Claire's Accessories**. Other nearby national retailers include **C & J Clark**, **Bodycare**, **Card Factory** and **Superdrug**.

## ACCOMMODATION

The shop comprises of a ground floor sales area with first floor stores and staff facilities and rear servicing.

## DIMENSIONS

Internal width	14' 1"
Shop depth	44' 5"
Ground floor sales area	535 sq ft
First floor stores and staff	473 sq ft

## LEASE TERMS

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

## RENT

£24,950 per annum exclusive

## SERVICE CHARGE

£5,950.00 plus VAT

## RATING ASSESSMENT

Rateable value	£27,500.00	
Rates payable	£13,255.00	(2014-15)

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 Property Consultants Ltd  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)  
Or  
Ed Purcell or Rob Alston, Cushman and Wakefield  
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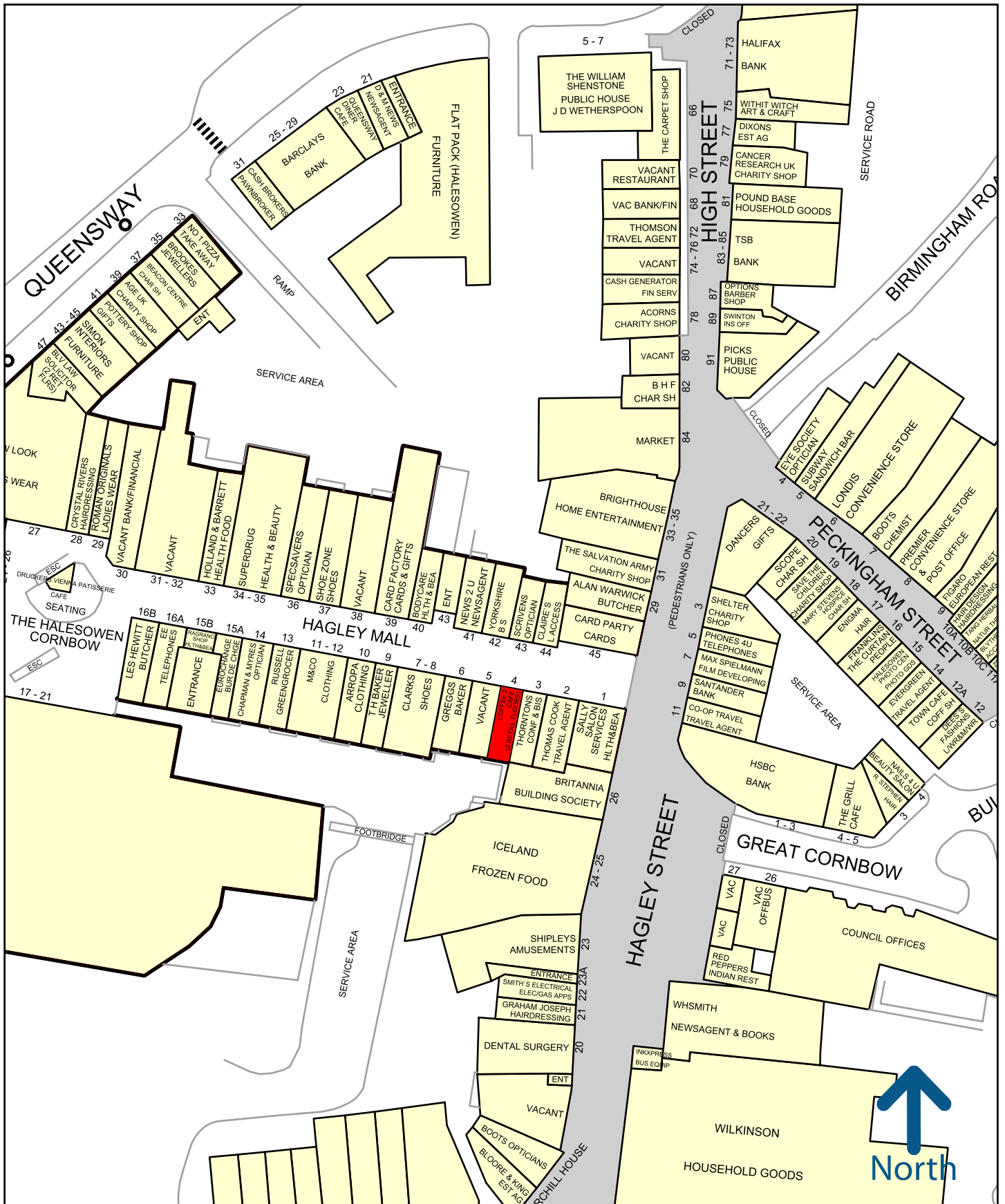
## ENERGY PERFORMANCE CERTIFICATES

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

**August 2014**



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