



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

HALESOWEN
11-12 Hagley Mall
Cornbow Centre
B63 4AJ

PRIME SHOP
TO LET

LOCATION

The shop is located in a prime trading position adjacent to **Russell's Fruiterers** and **Arropa**, opposite to **Shoe Zone** and **Specsavers** and close to **Superdrug**, **Holland and Barrett**, **Chapman Opticians** and **Card Factory**.

ACCOMMODATION

The shop comprises of a ground floor area with first floor stores and staff facilities

DIMENSIONS

Internal width	32' 5"
Shop depth	48' 10"
Ground floor sales area	1,524 sq ft
First floor	1,290 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

£48,500 per annum exclusive

SERVICE CHARGE

£16,500 plus VAT



RATING ASSESSMENT

Rateable value	£39,500	
Rates payable	£27,547	(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

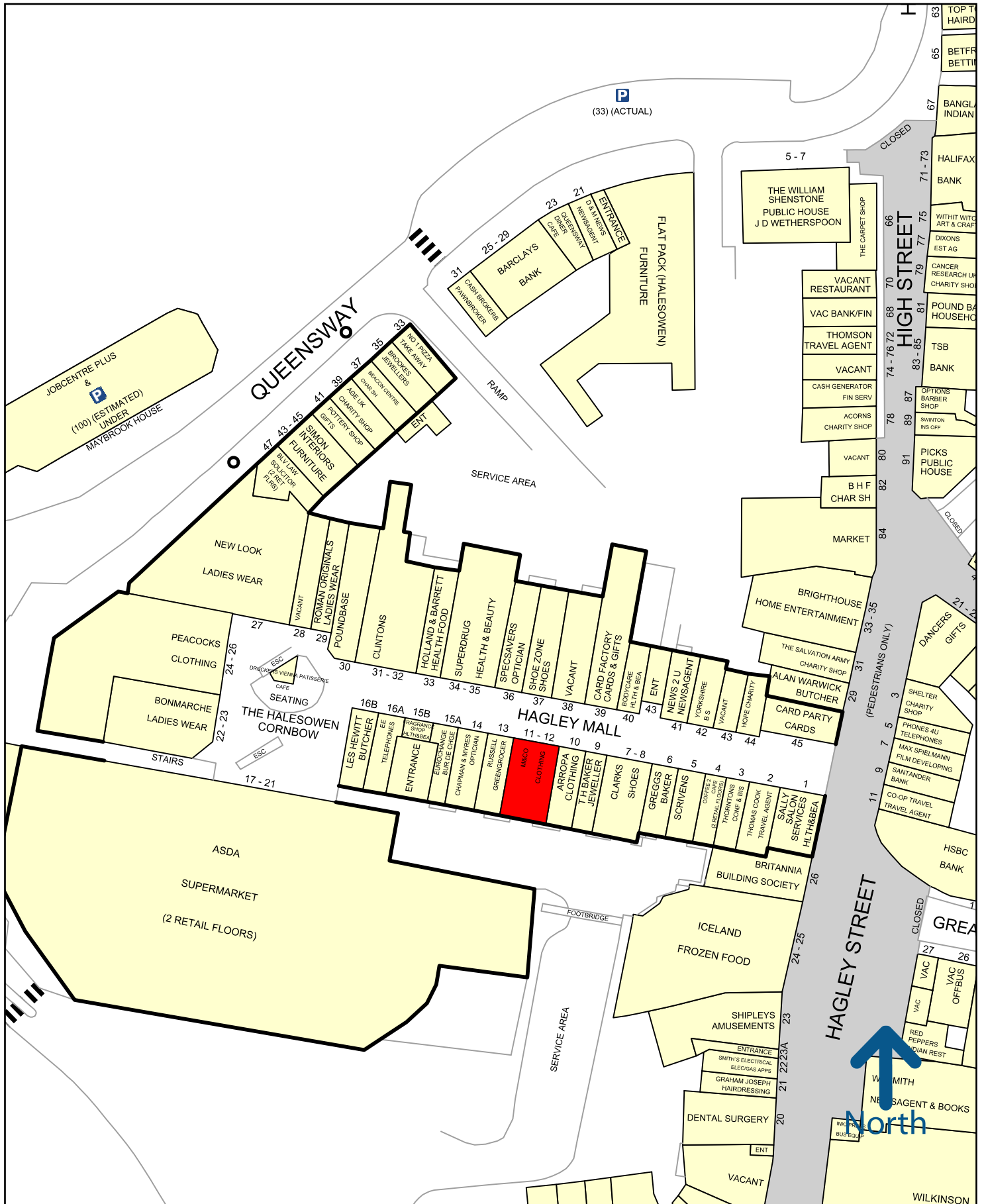
ENERGY PERFORMANCE CERTIFICATES

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

October 2017



50 metres

Experian Goad Plan Created: 21/04/2016
Created By: Adam Perrey Limited