

## TO LET

### PROMINENT RESTAURANT UNIT

**Unit 15  
Queens Square Shopping Centre  
West Bromwich  
B70 7NG**



## LOCATION

Queens Square Shopping centre has undergone a comprehensive multi-million pound refurbishment that marks a new era for the shopping centre, West Bromwich and its shoppers.

The scheme is situated as the main retail link between the New Square Shopping Centre and West Bromwich High Street making it a key shopping destination for consumers in the town, it also has an annual footfall of 4.6m.

The subject premises are located externally fronting onto New Square adjacent to occupiers including; **Burger King**, **El Taco Loco** and **Roosters**.

## ACCOMMODATION

The property is arranged over ground floor only in a shell condition with capped services providing the following approximate area:-

<b>Ground Floor Sales</b>	<b>85.19m<sup>2</sup> 917 sq ft</b>
<b>First Floor</b>	<b>77.01m<sup>2</sup> 829 sq ft</b>

## LEASE

The subject premises are offered on a new lease upon terms to be agreed.

## RENTAL

**£23,750 pax**

## EPC

The Energy Performance Asset Rating of the premises currently falls within category F.

A copy of the Energy Performance Certification can be made available upon request.

## SERVICE CHARGE

The unit has a service charge of £1,118 per annum subject to annual review.

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

<b>Rateable Value (2017 Assessment)</b>	<b>£13,000</b>
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We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Viewing is strictly by prior appointment with the joint retained agents.

**Andrew Benson**  
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**Scott Robertson**  
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Or our joint agent, Lambert Smith Hampton:-

**Richard Jones**  
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**Guy Sankey**  
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**All transactions are stated exclusive of VAT.  
Subject to Contract**

**JULY 2017**

**0121 454 4004**



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