

TO LET

PROMINENT RESTAURANT UNIT

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



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:-

Ground Floor Sales 85.19m² 917 sq ft **First Floor** 77.01m2 829 sq ft

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:-

Rateable Value (2017 Assessment)

£13,000

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 DDI: 0121 410 5546

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Scott Robertson DDI: 0121 410 5545

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Or our joint agent, Lambert Smith Hampton:-

Richard Jones Tel: 0121 237 2357 Email: rjjones@lsh.co.uk

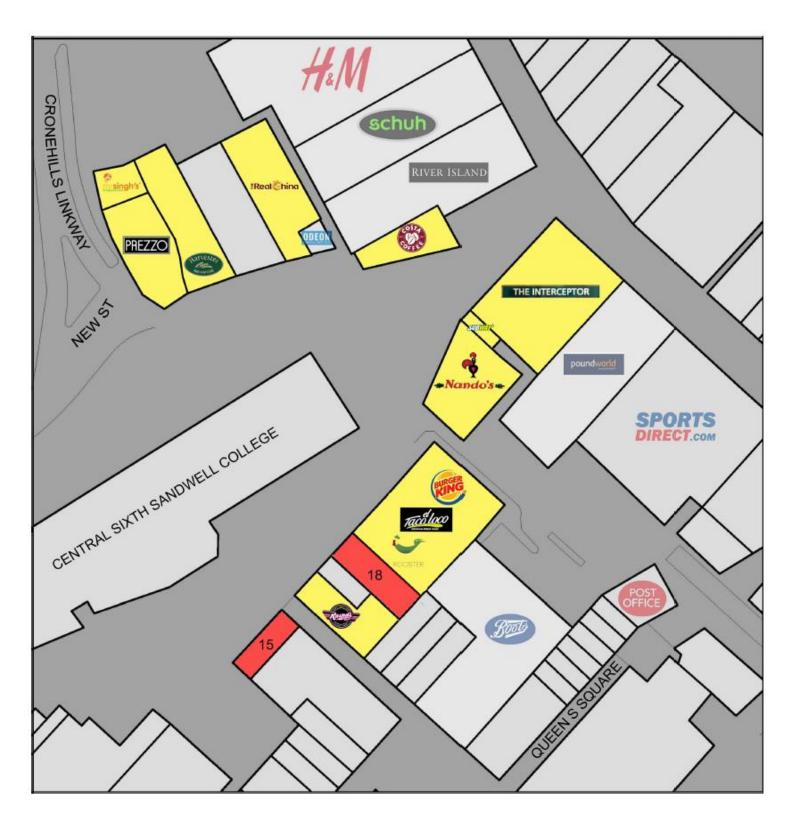
Guy Sankey

Tel: 0121 237 2304

Email: gsankey@lsh.co.uk

All transactions are stated exclusive of VAT. **Subject to Contract**

JULY 2017





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