

RETAIL UNIT TO LET

**Unit 2
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 is situated adjacent to **Carphone Warehouse** and opposite **3 Store** and **Game**.

ACCOMMODATION

The property is arranged over ground and first floors providing the following approximate areas:

Ground Floor Sales	80.08m²	862 sq ft
First Floor Ancillary	143.99m²	1550 sq ft

LEASE

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

RENTAL

£27,500 pax

EPC

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

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

SERVICE CHARGE

The unit has a service charge of £20,775.27 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)	£23,500
---	----------------

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
Email: andrew.benson@wrightsilverwood.co.uk

Or our joint agents, GVA:-

Richard Jones
Tel: 0121 609 8719
Email: richard.jones@gva.co.uk

Guy Sankey
Tel: 0121 609 8858
Email: guy.sankey@gva.co.uk

All transactions are stated exclusive of VAT.
Subject to Contract

OCTOBER 2017

0121 454 4004



5. The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.