

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

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