



**Lambert
Smith
Hampton**

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www.lsh.co.uk

To Let

Retail Unit

Prominent Shopping Centre Unit

Unit 54, Queens Square Shopping Centre, West Bromwich, B70 7NJ



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 property is located in the main square directly opposite Boots whilst in close proximity to That's Entertainment and a new 16,000 Sq Ft Poundland Store.

Description

The property is arranged over ground and first floors providing the following net internal floor areas:

Dimensions	Sq Ft	Sq M
Ground Floor	1,084	100.70
First Floor Ancillary	1,114	103.49

Business Rates

Rateable Value: £12,750
Rate in £ (2014/2015): 48.2p
Rates Payable; £6146.00

This information is for guidance purposes only. Interested parties are advised to make their own enquires with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Terms

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

Rent £23,500 per annum exclusive.

Service Charge

The unit has a current in account service charge liability of £8,116.68.

VAT

All Prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is responsible for their own legal costs incurred in any transaction.

Energy Performance Certificate

The energy performance rating is E-166.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Adam Rawcliffe

Jackson Criss

020 7637 7100

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Richard Jones

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West Bromwich



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Created By: Lambert Smith Hampton

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