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:

<table>
<thead>
<tr>
<th>Dimensions</th>
<th>Sq Ft</th>
<th>Sq M</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>1,084</td>
<td>100.70</td>
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<tr>
<td>First Floor Ancillary</td>
<td>1,114</td>
<td>103.49</td>
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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:

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