RETAIL UNIT TO LET

Unit 4
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 subject premises are situated adjacent to 4 Sight Opticians and opposite Game and 3 Store.

ACCOMMODATION

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

<table>
<thead>
<tr>
<th>Ground Floor Sales</th>
<th>79.89m²</th>
<th>860 sq ft</th>
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<tbody>
<tr>
<td>First Floor Ancillary</td>
<td>71.53m²</td>
<td>770 sq ft</td>
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LEASE

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

RENTAL

£25,500 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 £18,662.30 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 as follows:-

<table>
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<tr>
<th>Rateable Value (2010 Assessment)</th>
<th>£27,620.70</th>
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<tbody>
<tr>
<td>Rate in the £ (2016/17)</td>
<td>0.497</td>
</tr>
<tr>
<td>Rates Payable</td>
<td>£13,727.48</td>
</tr>
</tbody>
</table>

We advise all interested parties should verify the above information with the Local Authority.

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

Scott Robertson
DDI: 0121 410 5545
Email: srobertson@wrightsilverwood.co.uk

Or our joint agent, Lambert Smith Hampton:-

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

All transactions are stated exclusive of VAT.
Subject to Contract

SEPTEMBER 2016
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