



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

☎ 01527 578820

info@apretail.co.uk  
www.apretail.co.uk

## HALESOWEN 16B HAGLEY MALL B63 4AJ

### PRIME SHOP TO LET

#### LOCATION

The shop is in a prime position within the Cornbow Centre which is anchored by **Asda**. It is adjacent to **EE**, opposite to **Clintons** and close to several leading national retailers including **Peacocks**, **Savers**, **New Look**, **Specsavers**, **ShoeZone** etc.

#### DEMISE

The shop benefits from a ground floor sales area with rear servicing

#### DIMENSIONS

Gross frontage	20'	2"
Return frontage	49'	3"
Internal width	17'	4"
Shop depth	49'	9"
Ground floor sales area	890	sq ft
Ground floor stores	60	sq ft
First floor stores	60	sq ft

#### LEASE

An effective full repairing insuring lease will be granted for a duration of 10 years with an upward only rent review at the end of the 5th year.

#### RENT

£27,500 per annum exclusive

#### SERVICE CHARGE

£5,150 + VAT until 31.3.2017

#### INSURANCE

£350.00



#### RATING ASSESSMENT

Rateable value	£22,250.00	
Rates payable	£15,217.00	(2017-18)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

#### VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)

Or  
Ed Purcell, Creative-Retail  
Tel: 0121 400 0407  
Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

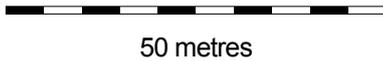
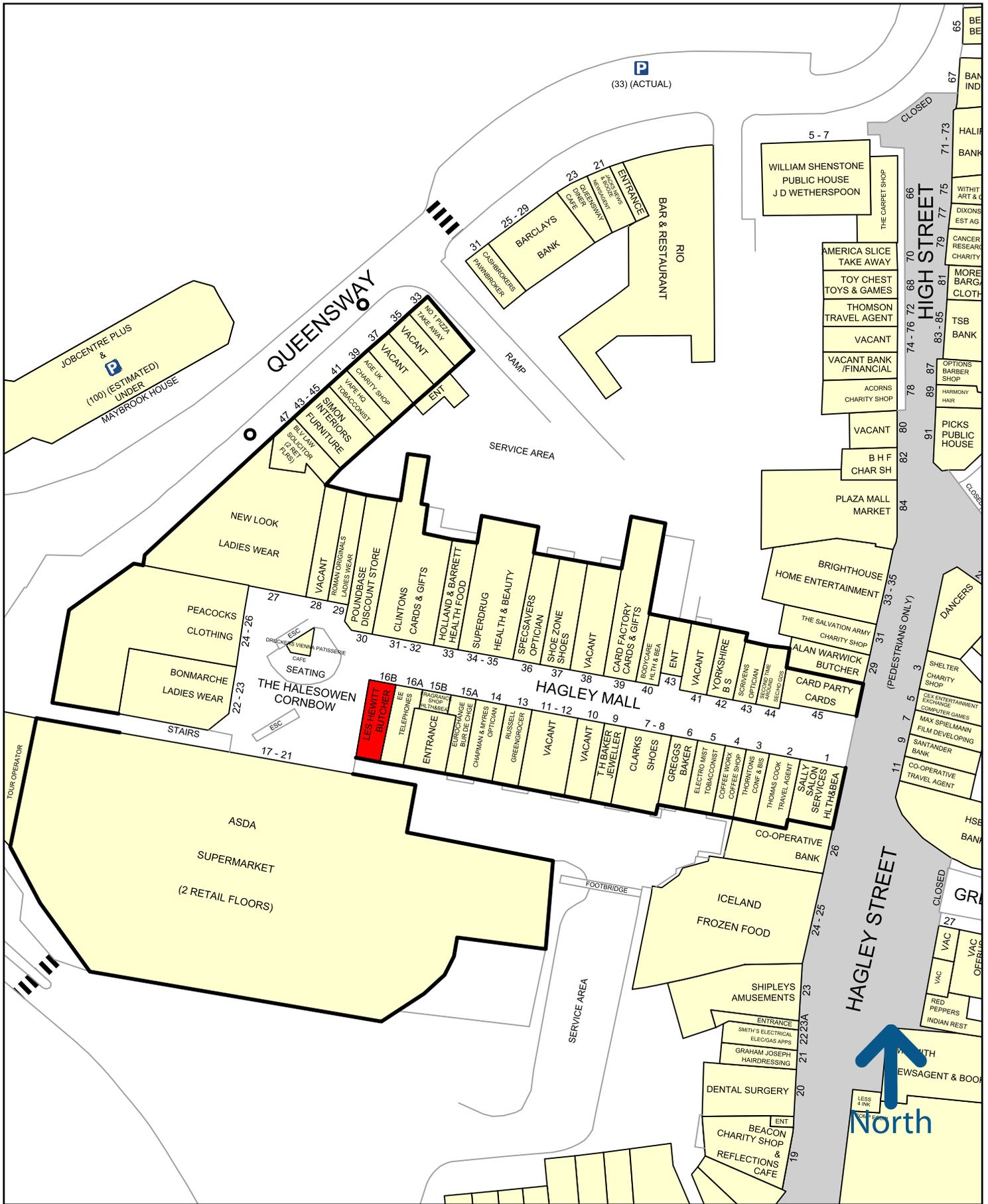
#### ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

#### All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

October 2017



Experian Goad Plan Created: 01/09/2016  
Created By: Adam Perrey Limited

