



**Lambert  
Smith  
Hampton**

**0121 236 2066**  
[www.lsh.co.uk](http://www.lsh.co.uk)

# To Let

## Retail Unit

# Queens Square Shopping Centre

Unit 3, 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 is situated in close proximity to H Samuel, Carphone Warehouse and Poundland.

### Description

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

| Accommodation         | Sq Ft | Sq M  |
|-----------------------|-------|-------|
| Ground Floor          | 914   | 84.91 |
| First Floor Ancillary | 822   | 76.36 |

### Business Rates

Rateable Value: £28,750.04  
Rate in (2014/2015): 48.2p  
Rates Payable: £13,858

This information is for guidance purposes only. Interest 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 £27,000 per annum.

### Service Charge

The unit has a current service charge liability of £18,302.33, which is subject to annual review.

### 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

Available on request.

### Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

**Adam Rawcliffe**

Jackson Criss

**020 7637 7100**

[arawcliffe@jacksoncriss.co.uk](mailto:arawcliffe@jacksoncriss.co.uk)

**Richard Jones**

Lambert Smith Hampton

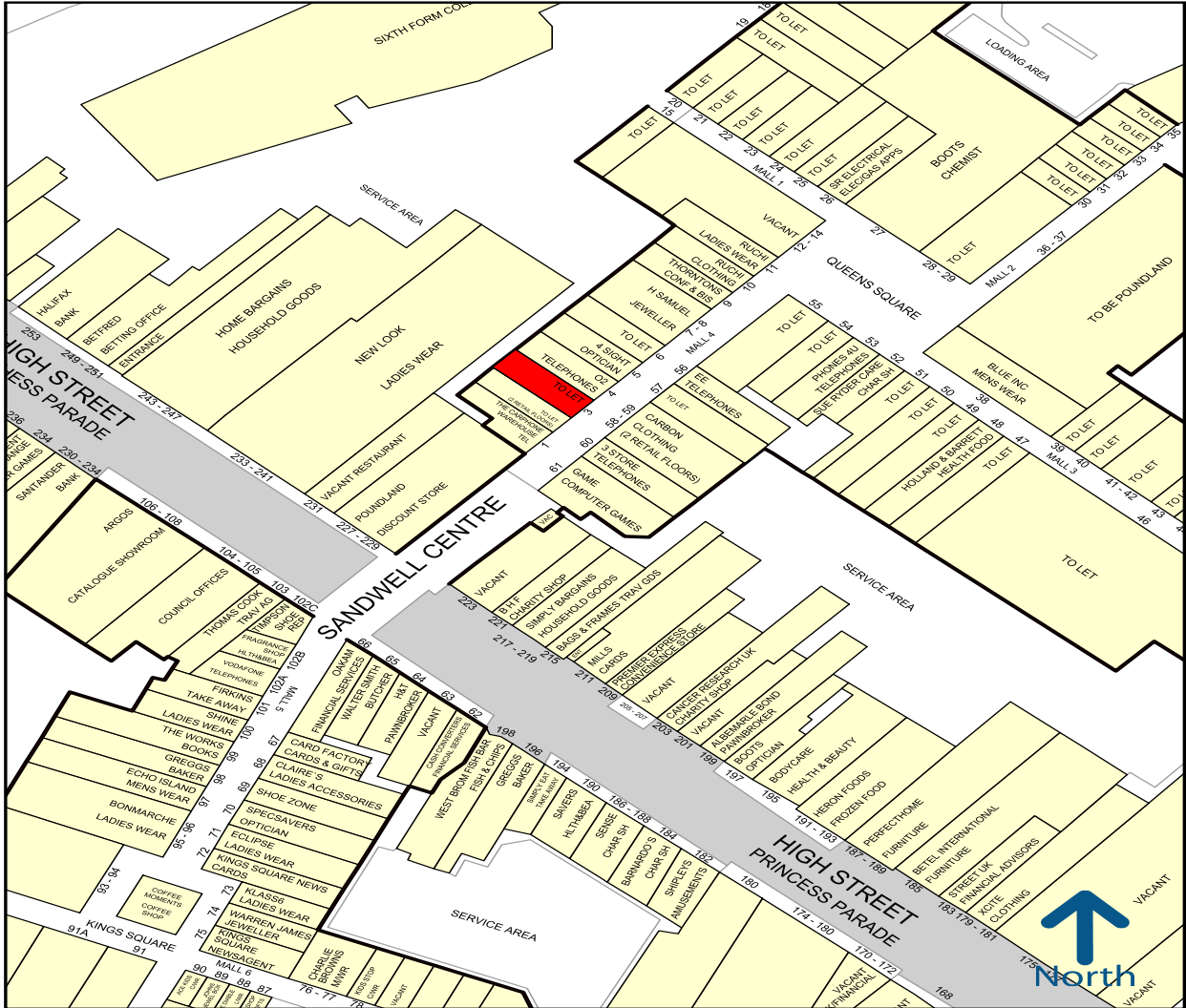
**0121 237 2357**

[rjones@lsh.co.uk](mailto:rjones@lsh.co.uk)

# Unit 3, Queens Square Shopping centre, West Bromwich, B70 7NJ



West Bromwich



Experian Goad Plan Created: 26/01/2015  
Created By: Lambert Smith Hampton

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015.  
Ordnance Survey 100019885

23/01/15



**0121 236 2066**  
**[www.lsh.co.uk](http://www.lsh.co.uk)**

**© Lambert Smith Hampton**

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.