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:

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>914</td>
<td>84.91</td>
</tr>
<tr>
<td>First Floor Ancillary</td>
<td>822</td>
<td>76.36</td>
</tr>
</tbody>
</table>

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 enquiries 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:

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