



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

☎ 01527 578820

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

**HALESOWEN**  
**47-49 Queensway**  
**B63 4AB**

## **PROMINENT SHOP TO LET**

### **LOCATION**

The shop is located in a prominent trading position adjacent to **Simon Interiors** and close to national retailers including **Ladbrokes** and **Asda**.

### **DEMISE**

Ground floor sales with first floor storage and staff accommodation

### **DIMENSIONS**

Gross frontage	30'	11"
Internal width front	26'	0"
Internal width rear	11'	2"
Shop depth	43'	0"
Ground floor	689	sq ft
First floor	377	sq ft

### **LEASE**

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

### **RENT**

£11,950 per annum exclusive

Please note rent payments will be subject to VAT.

### **SERVICE CHARGE AND INSURANCE**

To be confirmed.



### **RATING ASSESSMENT**

Rateable value	£10,250.00	
Rates payable	£5,032.75	(2019-20)

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)

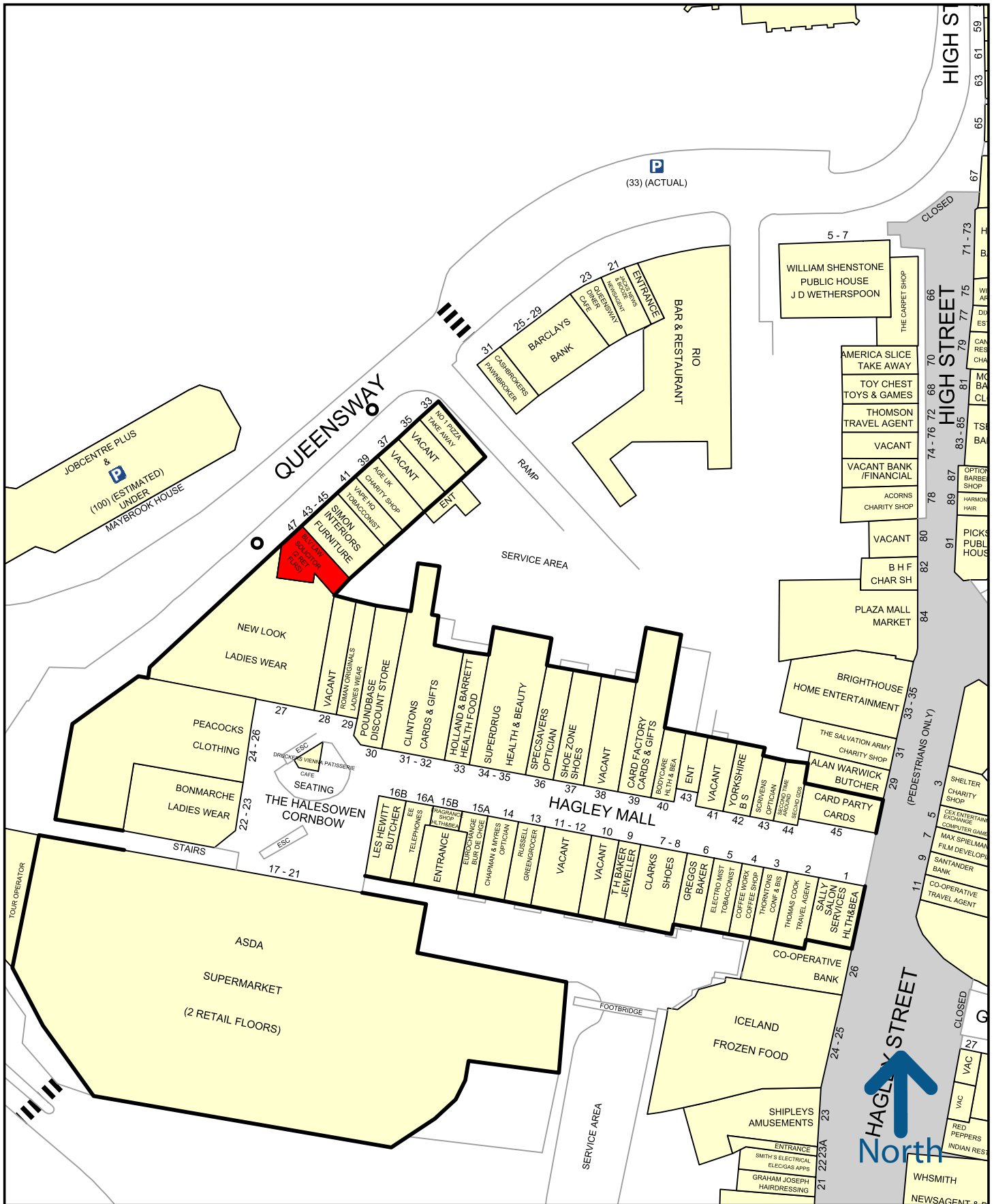
### **ENERGY PERFORMANCE CERTIFICATES**

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

**March 2019**



Experian Goad Plan Created: 03/05/2018  
Created By: Adam Perrey Limited



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