



Angermann
Goddard &
Loyd

Upon the instructions of

Sainsbury's

**46 Queens Square
West Bromwich**



LOCATION

West Bromwich is located in the West Midlands, circa 5 miles northwest of Birmingham and has a population of 145,000 people.

The subject property is situated within Queens Square Shopping Centre. Nearby retailers include Tesco, Boots, Holland & Barrett, Blue Inc, Phones 4U and JD Sports.

DESCRIPTION

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

Internal Width:	36.43 m	119' 6"
Shop Depth	26.68 m	87' 6"
Ground Floor Sales:	971.95 sq m	10,462 sq ft
Ground Floor Ancillary:	235.16 sq m	2,531 sq ft
First Floor Ancillary:	1,575.53 sq m	16,139 sq ft
Total:	2,782.64 sq m	29,132 sq ft

TERMS

The property is held by way of an Effectively Full Repairing and Insuring Lease expiring 1st May 2031.

The premises are available on flexible terms to be agreed.

SERVICE CHARGE

An annual service charge is payable – this is estimated to be £91,836.

RATES

Rateable Value	£145,000
Multiplier (2012/13)	45.8p
Rates Payable	£66,410

Interested parties are advised to liaise with the local charging authority for verification purposes.

VIEWING

Strictly by prior appointment via sole agents

Angermann Goddard & Loyd:

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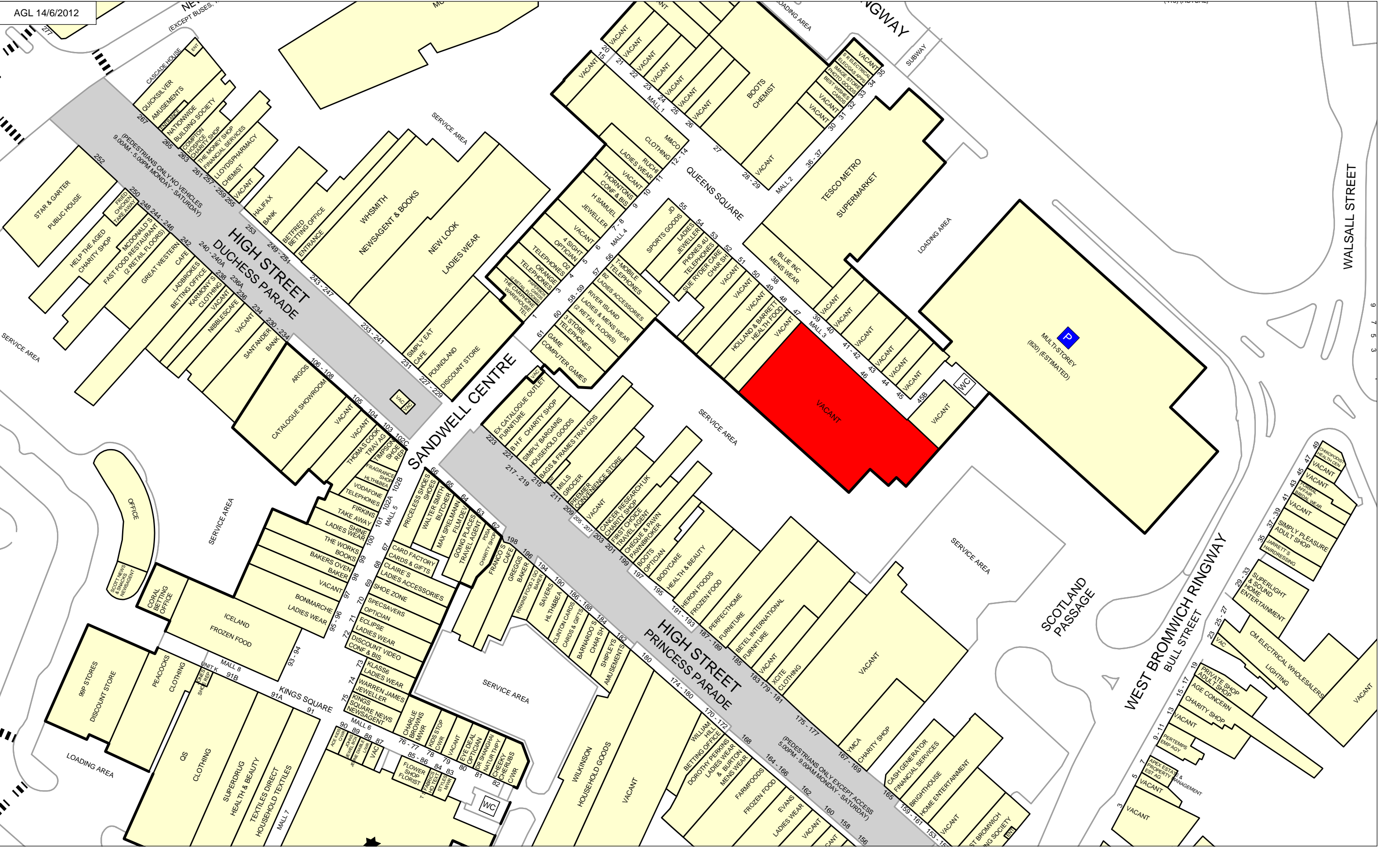
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AGL 14/6/2012

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Energy Performance Certificate

Non-Domestic Building



46 Queens Square
Sandwell Centre
WEST BROMWICH
B70 7NJ

Certificate Reference Number:

0104-0765-6530-7600-1103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

90 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 1386
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

51 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.4.a using calculation engine SBEM v3.4.a
Property Reference: 146617550000
Assessor Name: Paul Friday
Assessor Number: STRO000410
Accreditation Scheme: Stroma Accreditation Ltd
Employer/Trading Name: Faros Engineering Limited
Employer/Trading Address: Look House, Aldon Road, Poulton Business Park, Poulton Le Fylde, FY6 8JL
Issue Date: 11 Jun 2009
Valid Until: 10 Jun 2019 (unless superseded by a later certificate)
Related Party Disclosure: None

Recommendations for improving the property are contained in Report Reference Number: 0060-1061-0461-5750-7044

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**