



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

**HALESOWEN
30 HAGLEY MALL
CORNBOW CENTRE
B63 4AL**

**PRIME SHOP
TO LET**

LOCATION

The shop is located in a prime corner position opposite to **Asda**, close to **New Look**, **Peacocks** and **Superdrug** and other national retailers include **Everyone Everywhere**, **McKays** and **Holland and Barrett**. The footfall through the Cornbow Centre is regularly in excess of 1million people per month.

ACCOMMODATION

The shop is located at ground floor only.

DIMENSIONS

Frontage	10'	8"
Splay frontage	8'	6"
Return frontage	11'	9"
Internal width	16'	9"
Shop depth	71'	4"
Ground floor sales area	1,200	sq ft
Ground floor staff	113	sq ft

LEASE

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

RENT

£37,500 per annum exclusive

SERVICE CHARGE

£8,818.00 plus VAT to 31.3.2017



RATING ASSESSMENT

Rateable value	£24,000.00	
Rates payable	£13,218.00	(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
Or

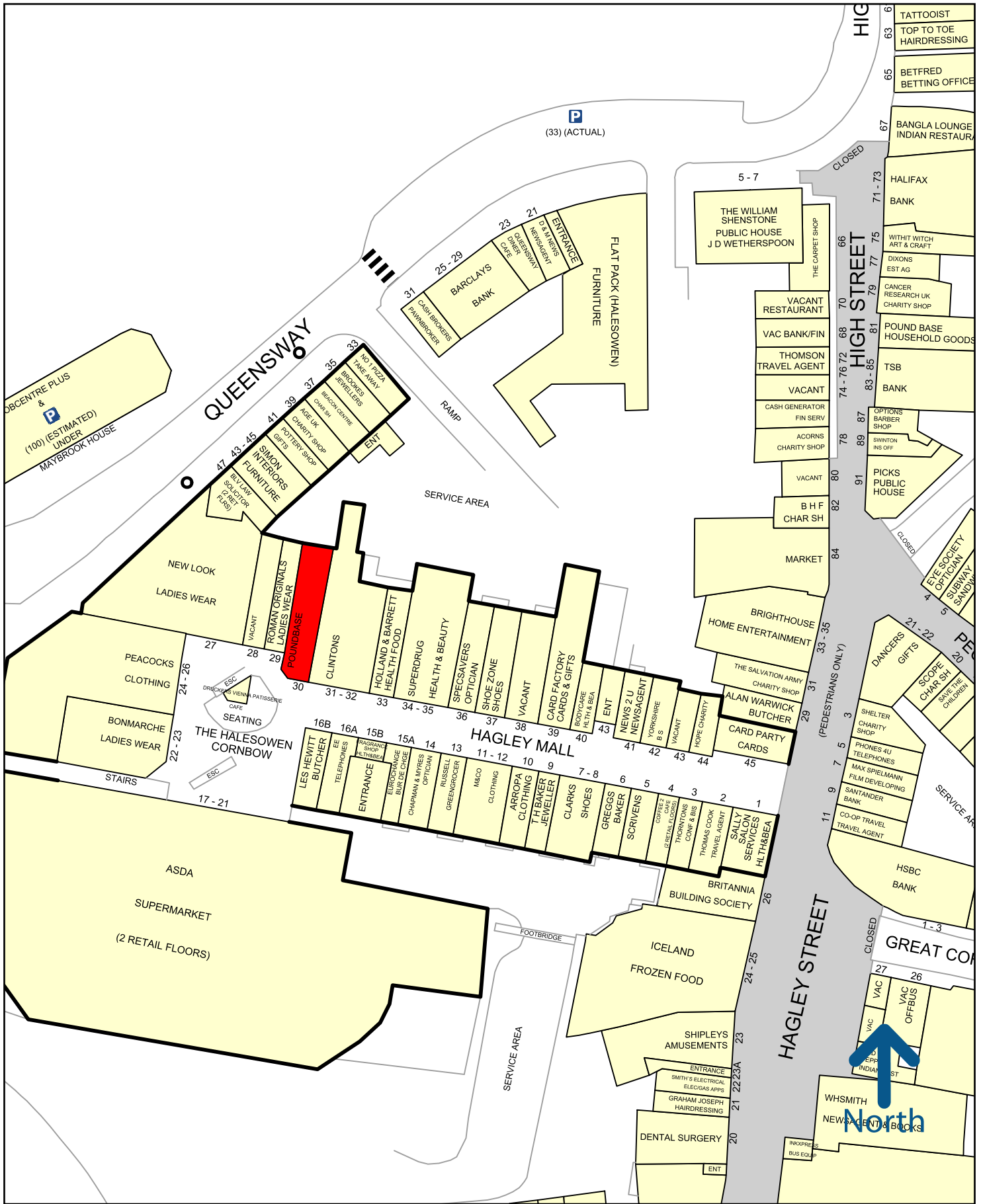
Ed Purcell, Creative-Retail
Tel: 0121 400 0407
Email: ed@creative-retail.co.uk

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



50 metres

Experian Goad Plan Created: 21/04/2016
Created By: Adam Perrey Limited



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