

RETAIL UNIT TO LET

Unit 2A 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.

The subject premises are positioned close to the entrance to the scheme with nearby retailers including **Shaws The Drapers** and **4 Sight Optician**.

ACCOMMODATION

The property is arranged over ground only providing the following approximate areas:

Ground Floor Sales 61.12m² 658 sq ft

LEASE

The subject premises are offered on a new lease upon terms to be agreed.

RENTAL

Upon application.

EPC

The Energy Performance Asset Rating of the premises currently falls within category C.

A copy of the Energy Performance Certification can be made available upon request.

SERVICE CHARGE

The unit has a service charge up to March 2020 of $\pounds 4,725.19p$ per annum.



RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

Rateable Value (2017 Assessment) £15,000

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by prior appointment with the joint retained agents:-

Andrew Benson DDI: 0121 410 5546 Email: andrew.benson@wrightsilverwood.co.uk

Or our joint agents, Avison Young:-

Richard Jones Tel: 0121 609 8719 Email: richard.jones@avisonyoung.com

Guy Sankey Tel: 0121 609 8858 Email: guy.sankey@avisonyoung.com

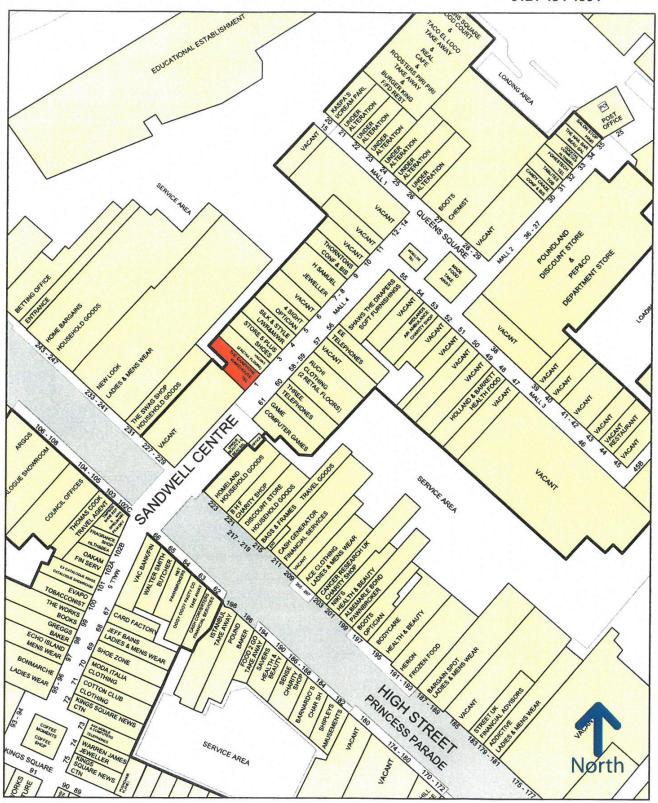
All transactions are stated exclusive of VAT. Subject To Contract

August 2020

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