



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

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

**PRIME SHOP**  
**TO LET**

#### LOCATION

The shop is located in a prime trading position within the Cornbow Centre, with footfall in excess of 230,000 people per week. It is adjacent to **Claire's** and the **Yorkshire Building Society** while being opposite to **Coffee 2** and close to national retailers including **Thomas Cook**, **Thornton's**, **Greggs**, **C & J Clark** and **Bodycare**.

#### DEMISE

The shop benefits from a ground floor sales area with first floor staff and storage facilities, with servicing from the rear.

#### DIMENSIONS

|                          |     |       |
|--------------------------|-----|-------|
| Gross frontage           | 14' | 10"   |
| Internal width           | 14' | 4"    |
| Shop depth               | 37' | 3"    |
| Ground floor sales area  | 479 | sq ft |
| First floor staff/stores | 352 | sq ft |

#### LEASE

An effective full repairing and insuring lease will be granted, for a duration of 15 years with 5 yearly upward only rent reviews.

#### RENT

£17,950 per annum exclusive

#### SERVICE CHARGE

To be confirmed



#### RATING ASSESSMENT

|                |            |           |
|----------------|------------|-----------|
| Rateable value | £15,750.00 |           |
| Rates payable  | £9,676.00  | (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:

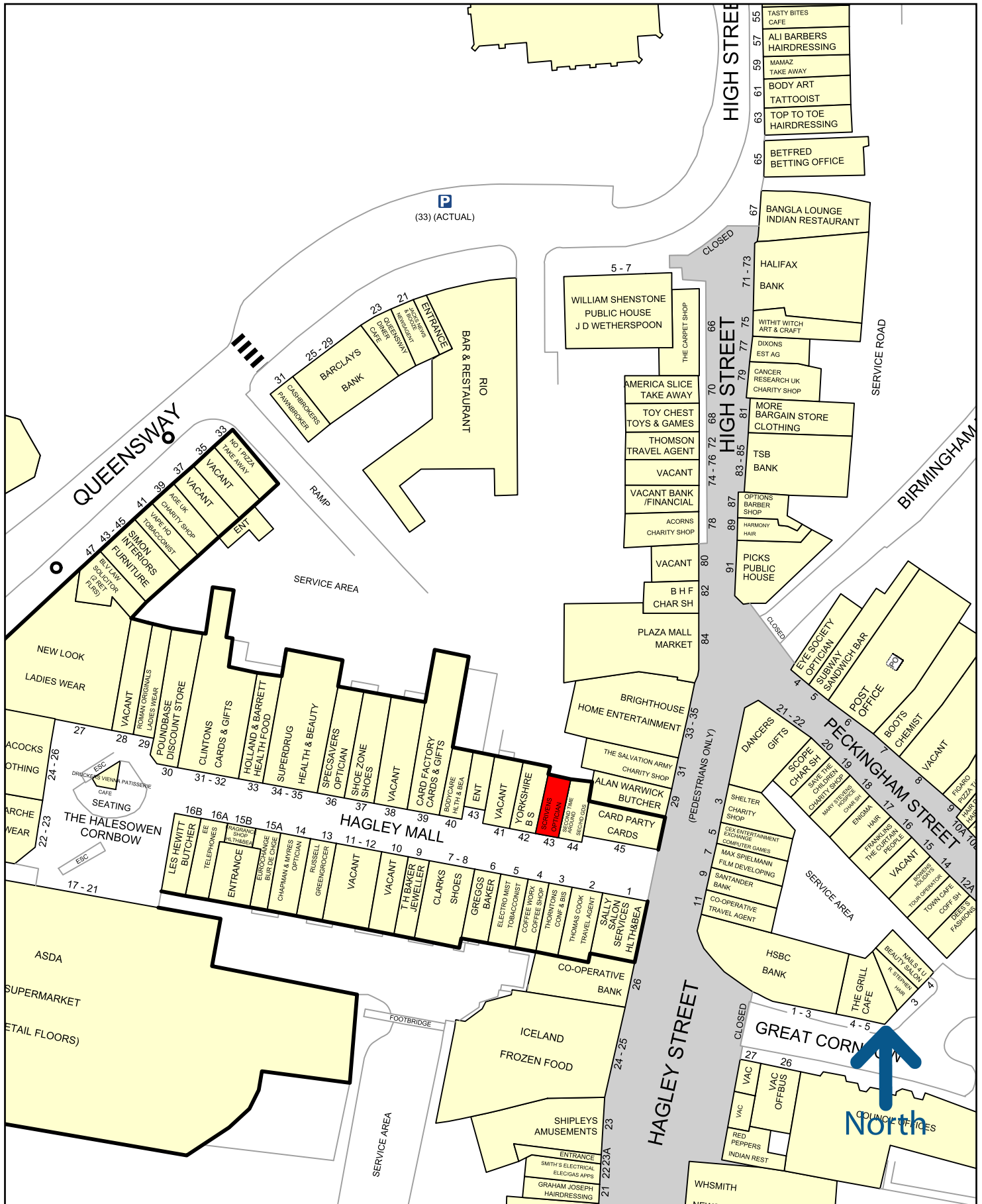
Adam Perrey AP Retail Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)  
Or  
Ed Purcell, Creative-Retail  
Tel: 0121 400 0407  
Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

#### 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  
**October 2017**



50 metres

Experian Goad Plan Created: 26/07/2016  
Created By: Adam Perrey Limited