

# SHOP TO LET

27 Hagley Street,  
Cornbow Shopping Centre  
Halesowen, B63 4AL



## LOCATION

Halesowen is located 9 miles to the West of Birmingham City Centre, and is a regional town with a population of 65,000.

## DESCRIPTION

The subject property is located in a corner position at the entrance to the Cornbow Shopping Centre in Halesowen. The Cornbow Shopping Centre is anchored by an 80,000 sq ft Asda Supermarket. The property which benefits from frontage onto Hagley Street and Hagley Mall. Nearby occupiers include – **Thomas Cook, Thornton's, Greggs, Savers, CEX, Co-Operative Bank.**

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor Sales:</b>	<b>101.44m<sup>2</sup></b>	<b>1,092 sq ft</b>
<b>First Floor Staff/Stores:</b>	<b>78.03m<sup>2</sup></b>	<b>840 sq ft</b>

## TENURE

The premises are to be made available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

Energy Performance Asset Rating of the premises currently falls within category B (36).

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

## RENT

**£40,000** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

There is an annual service charge of £11,875.

## RATEABLE VALUE

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

**RATEABLE VALUE** **£61,500**  
**(2017 Assessment)**

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

## LEGAL COSTS

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

## VIEWINGS

Strictly by appointment with the Sole Retained Agents

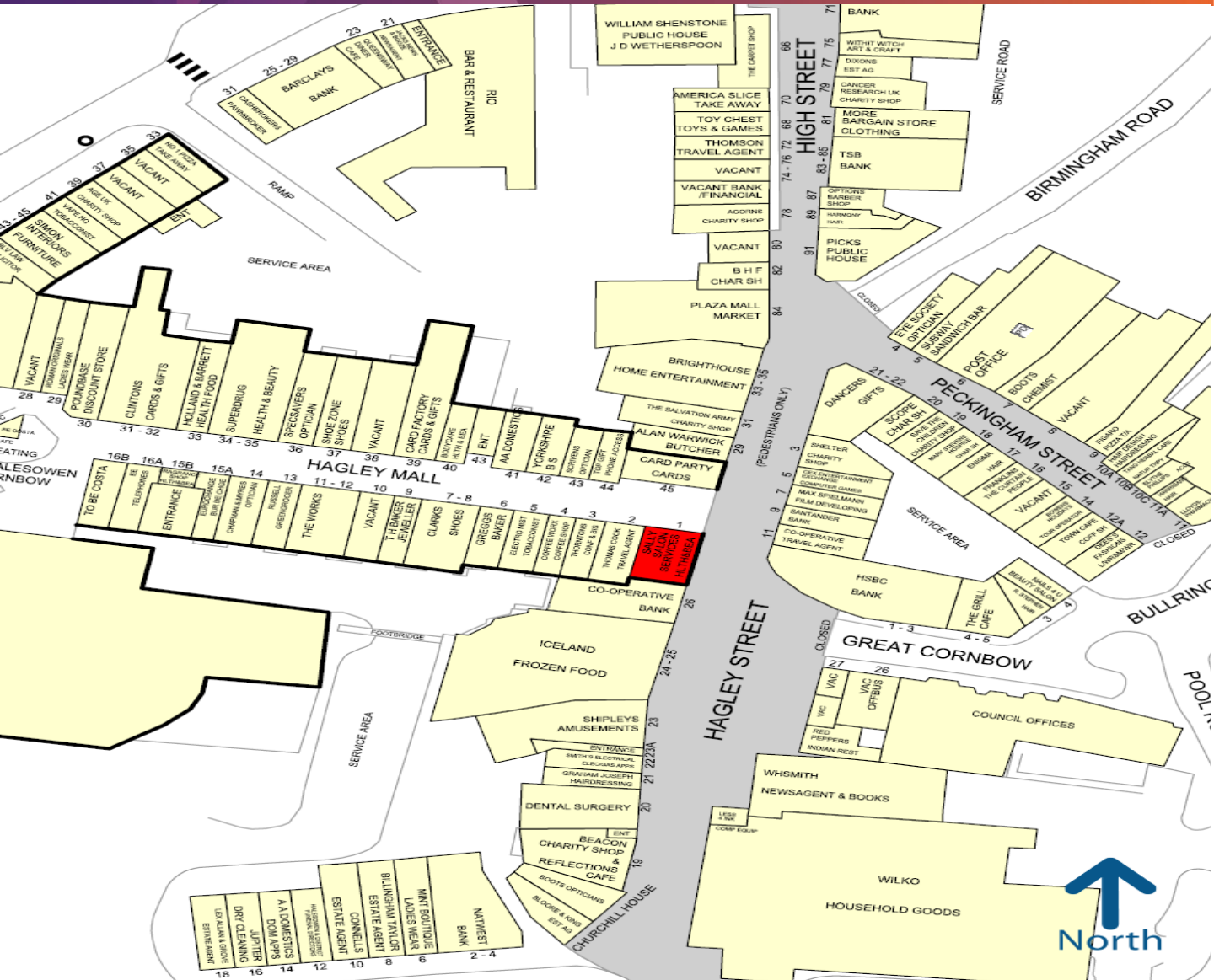
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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