

# PRIME SHOP TO LET

7-8 Hagley Mall, Cornbow Shopping Centre, Halesowen, B63 4AJ



## LOCATION

The shop is located in a prime trading position within the **Cornbow Centre**, which is anchored by a 76,000 sq ft **Asda** and has a regular footfall in excess of 200,000 people per week. Nearby national retailers include **Card Factory**, **Specsavers**, **The Works**, **Savers**, **B&M**, **Costa**, **Select**, **EE**, **Bon Marche** and **Peacocks**.

## DESCRIPTION

Ground floor sales with rear servicing and first floor stores and staff facilities.

## ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

<b>Internal Width (front):</b>	<b>8.53m</b>	<b>28'0"</b>
<b>Internal Width (rear):</b>	<b>9.14m</b>	<b>30'0"</b>
<b>Shop Depth</b>	<b>19.91m</b>	<b>65'4"</b>
<b>Ground Floor Area:</b>	<b>122.25m<sup>2</sup></b>	<b>1,316 sq ft</b>
<b>First Floor Staff &amp; Stores:</b>	<b>101.44m<sup>2</sup></b>	<b>1,092 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

Upon application (exclusive of rates, service charge and VAT)

## SERVICE CHARGE

There is an annual service charge of £14,642 plus vat

## RATEABLE VALUE

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

<b>RATEABLE VALUE</b> <b>(2017 Assessment)</b>	<b>£36,500</b>
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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.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

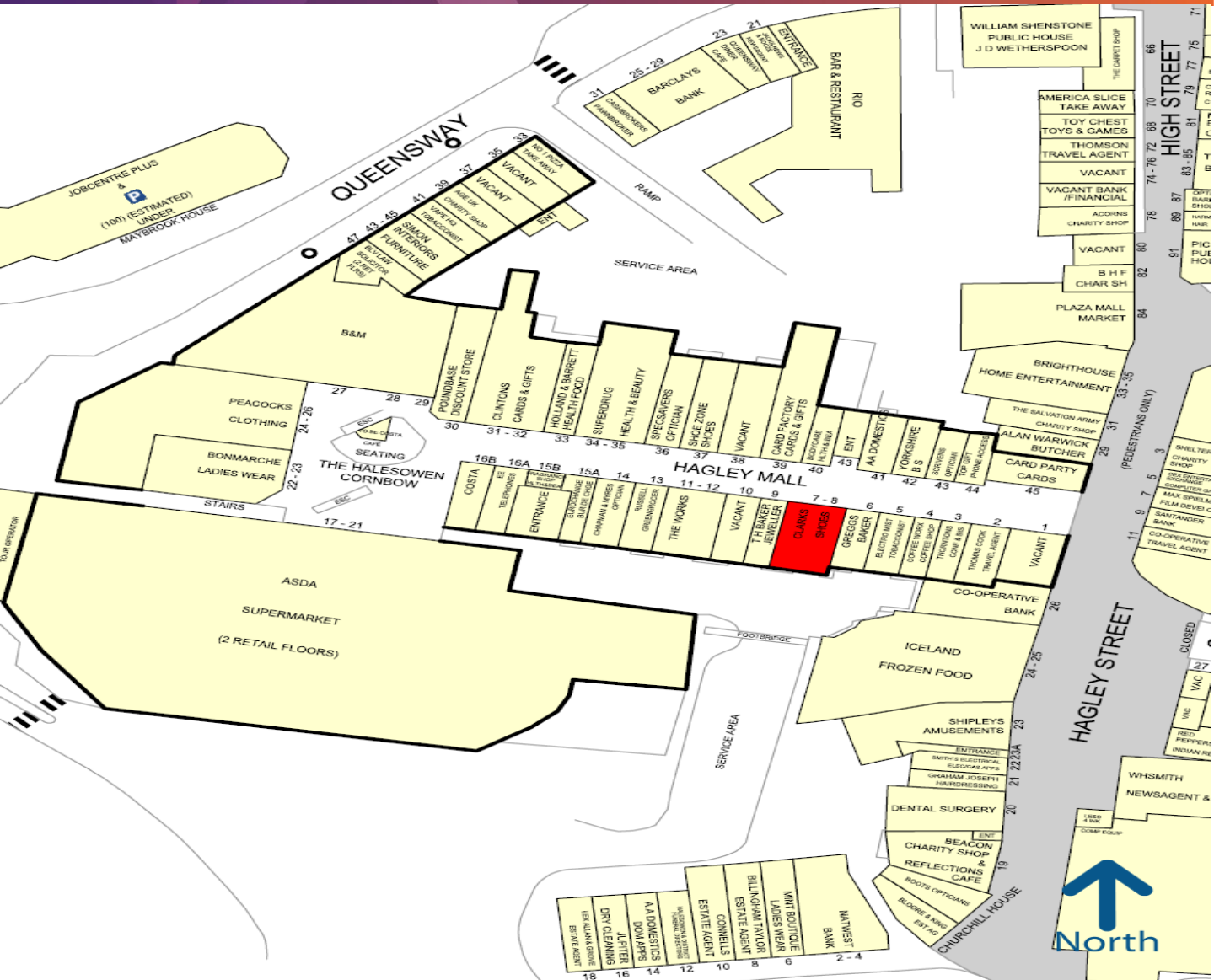
## VIEWINGS

Strictly by appointment with the Joint Retained Agents

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

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