

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:

Internal Width (front):	8.53m	28'0"
Internal Width (rear):	9.14m	30'0"
Shop Depth	19.91m	65'4"
Ground Floor Area:	122.25m²	1,316 sq ft
First Floor Staff & Stores:	101.44m²	1,092 sq ft

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:-

RATEABLE VALUE **£36,500**
(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.

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

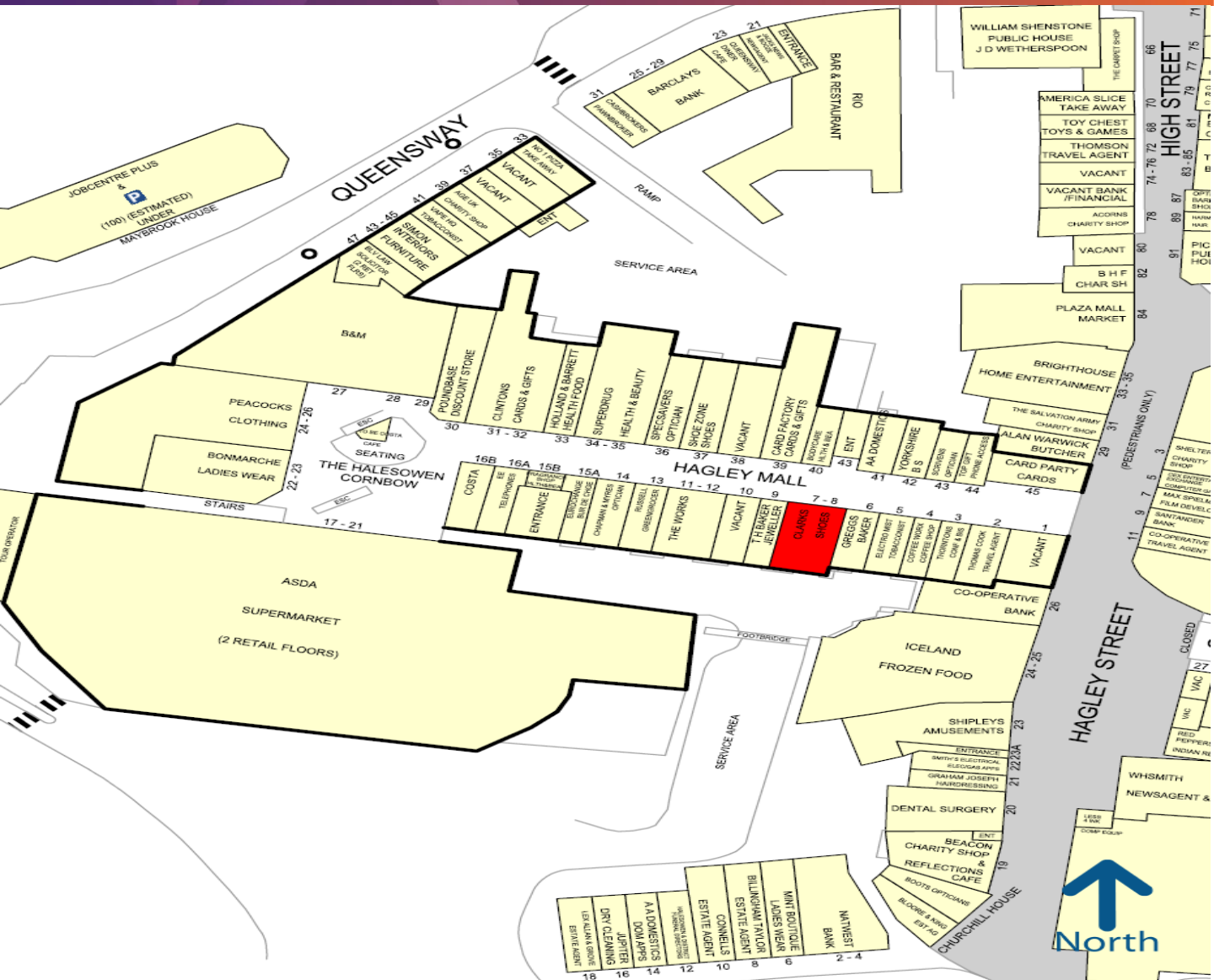
Strictly by appointment with the Joint Retained Agents

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

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