

TO LET

5 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**, **Select Fashion**, **Greggs**, **The Works**, **Savers**, **B&M**, **Costa**, **EE** and **Select Fashion**.

DESCRIPTION

The premises are arranged over ground and first floor, with the following approximate floor areas;

Ground Floor: 66.61 sq. m 717 sq. ft

First Floor: 57.60 sq. m 620 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENT

Price on Application (exclusive of VAT)

SERVICE CHARGE

There is an annual service charge of **£7,700** + VAT.

INSURANCE

There is an annual service charge of **£578** + VAT.

RATEABLE VALUE

Rateable Value - **£17,250 (2023)**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority.

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 Sole Retained Agents.

SUBJECT TO CONTRACT

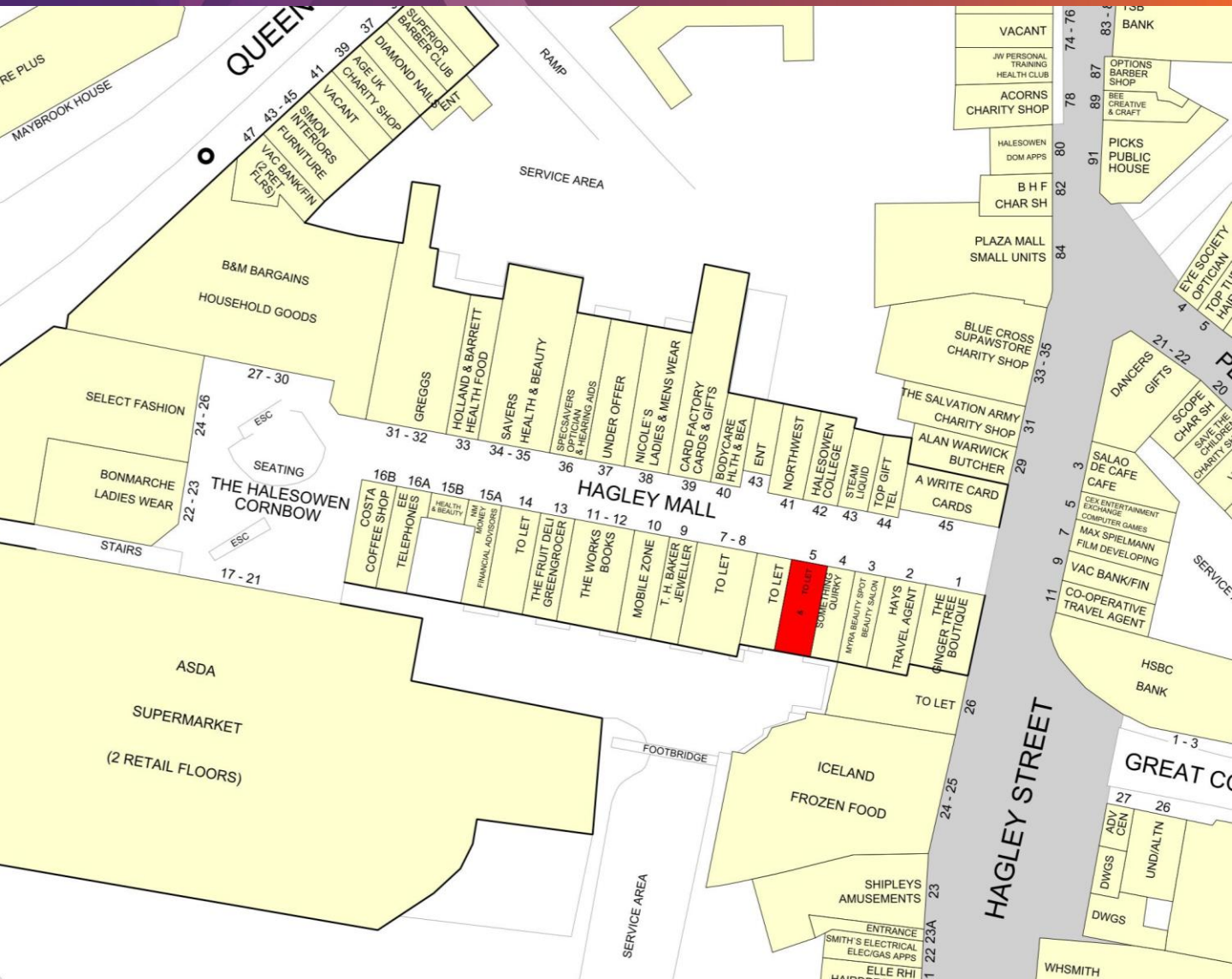

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

TO LET

5 Hagley Mall,
Cornbow Shopping Centre,
Halesowen, B63 4AJ



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Guy Sankey
Tel: 07415 408196

Email: guy@creative-retail.co.uk

Ed Purcell
Tel: 07793 808974

Email: ed@creative-retail.co.uk

0121 400 0407

www.creative-retail.co.uk