

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**, **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: 122,26 sq. m 1,316 sq. ft

First Floor: 101.45 sq. m 1,092 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 **£13,868 + VAT**.

INSURANCE

There is an annual service charge of **£1,041 + VAT**.

RATEABLE VALUE

Rateable Value - **£32,000 (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

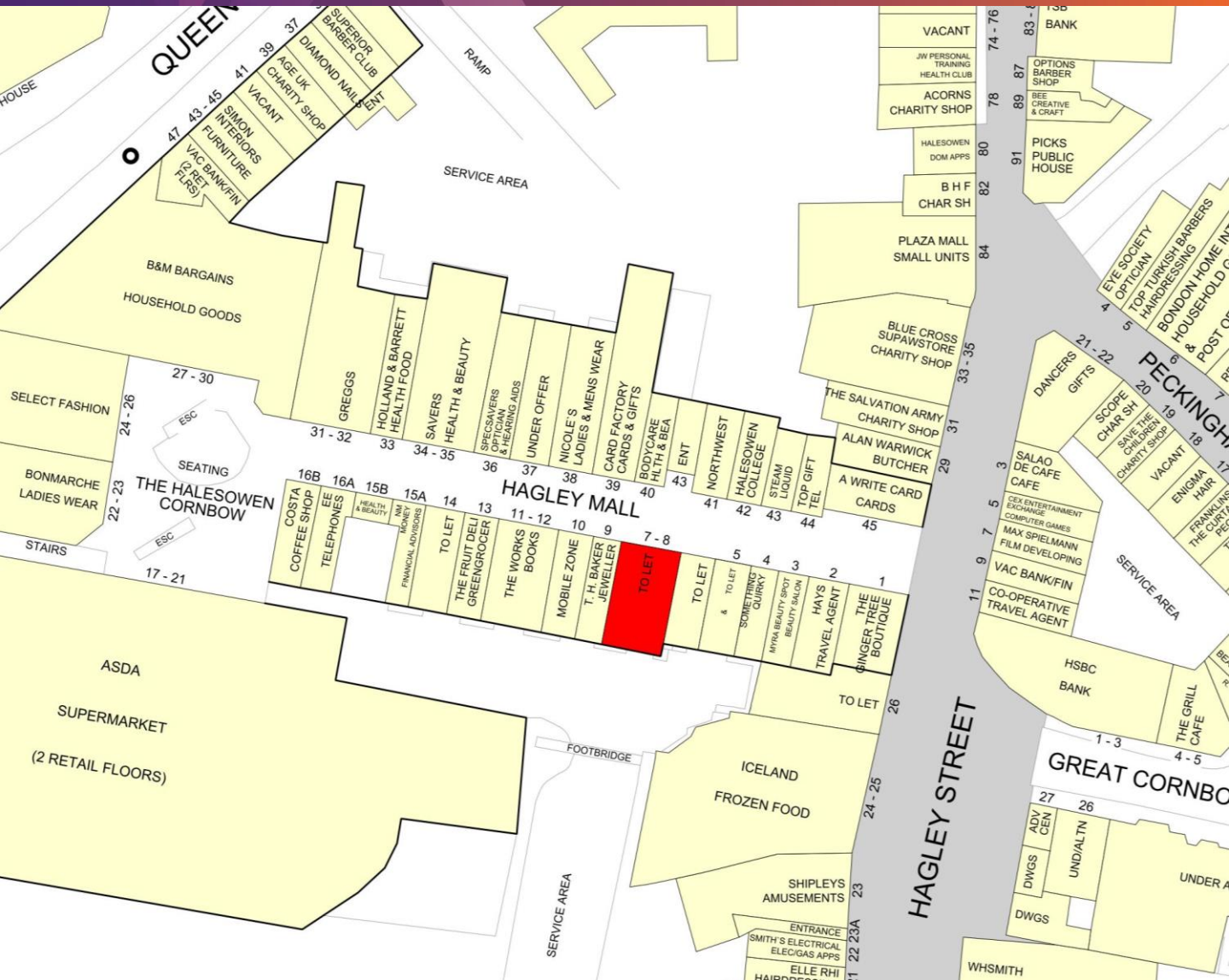

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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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

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