

To Let

Retail

Unit 6, Queens Square, West Bromwich B70 7NJ

For further information
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Location

Queens Square Shopping Centre has undergone a comprehensive multi-million pound refurbishment that marks a new era for the shopping centre, West Bromwich and its shoppers.

The scheme is situated as the main retail link between the New Square Shopping Centre and West Bromwich high street making it a key shopping destination for consumers in the town, it also has an annual footfall of 4.6m.

The subject premises is located in mall 4, adjacent to prominent retailers H Samuel, Carphone Warehouse and Poundland.

Description

The property is arranged over ground, and first floors providing the following net internal floor areas:

Ground Floor	812 sq ft	75.43 sq m
First Floor Ancillary	717 sq ft	73.11 sq m

Business Rates

The property is assessed for rates as follows:

Rateable value: £19,750
Rate in (2017/18): 46.6p
Rates Payable: £9,204

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Terms

The subject premises are offered by way of a new lease on terms to be agreed.

Rent

£25,500 per annum exclusive.

Service Charge

The unit has a service charge of £9,220.95.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

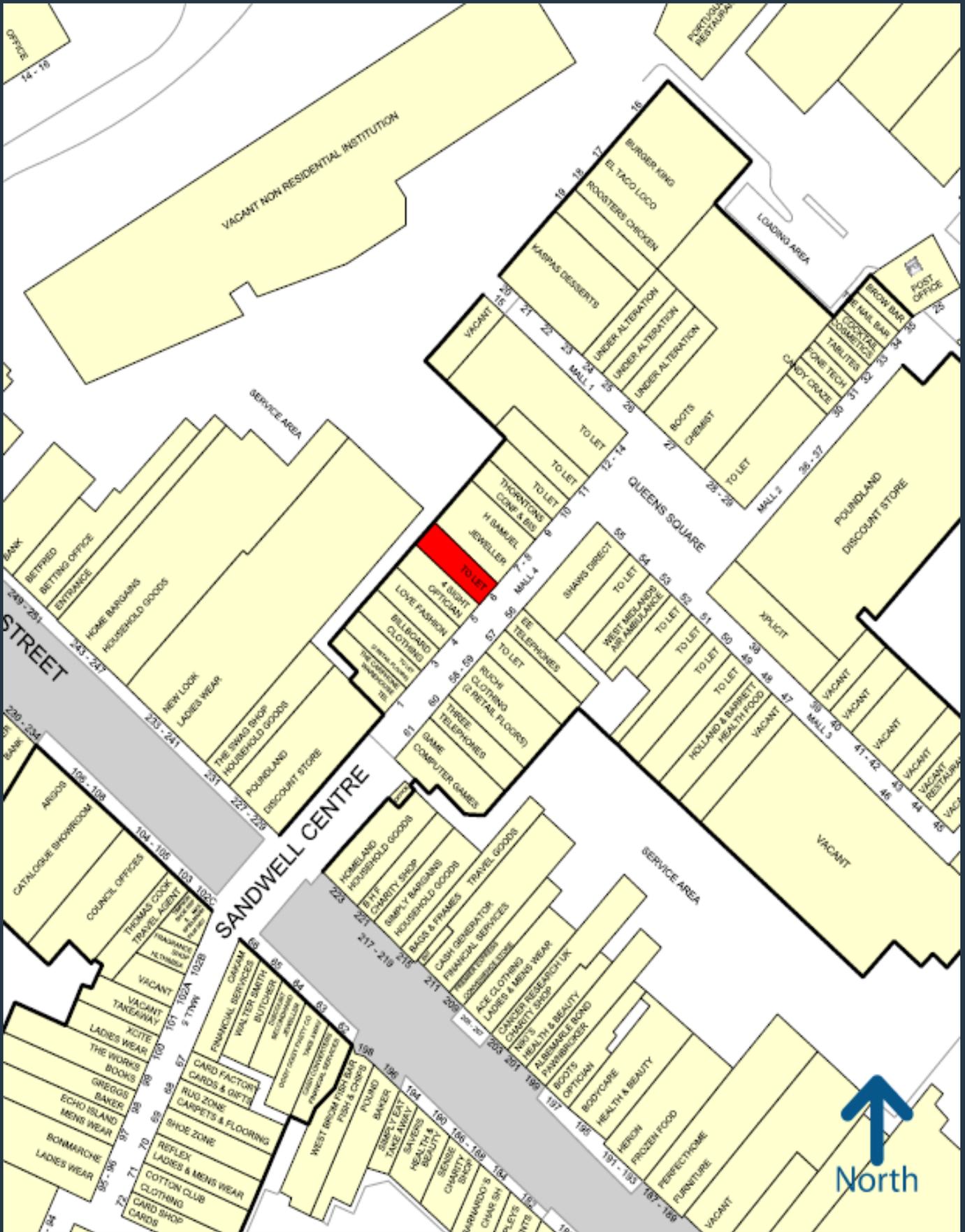
Each party is responsible for their own legal costs incurred in any transaction.

EPC

Available on request.

Viewing

Strictly by prior appointment with Avison Young or our joint agents Wright Silverwood (0121 454 4004).



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September 2017 File number: 01B714335

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