

# To Let

106-108 Kings Square, Sandwell  
Centre, West Bromwich, B70 7NN



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## Location

West Bromwich is a large market town in the West Midlands and is located 6 miles north west of Birmingham.

The unit is part of the Kings Square Shopping centre, but sits outside in a prominent position on the pedestrian section of the High Street. Nearby occupiers include **Home Bargains, The Works, Shoe Zone, Iceland, Santander Bank, and Halifax Bank.**

## Description

The premises are arranged over ground & first floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	557.93	6,005
First	556.58	5,991
Total	<b>1,114.51</b>	<b>11,996</b>

## Passing Rent

£75,000 pax

## Lease Terms

Available by way of an assignment of the existing lease due to expire on 30/06/2029. There is a tenant break option on 30/06/2024.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £127,000

**There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.**

## Service charge

£1,000 pa

## EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

**The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.**

<https://sainsburysproperties.co.uk/>

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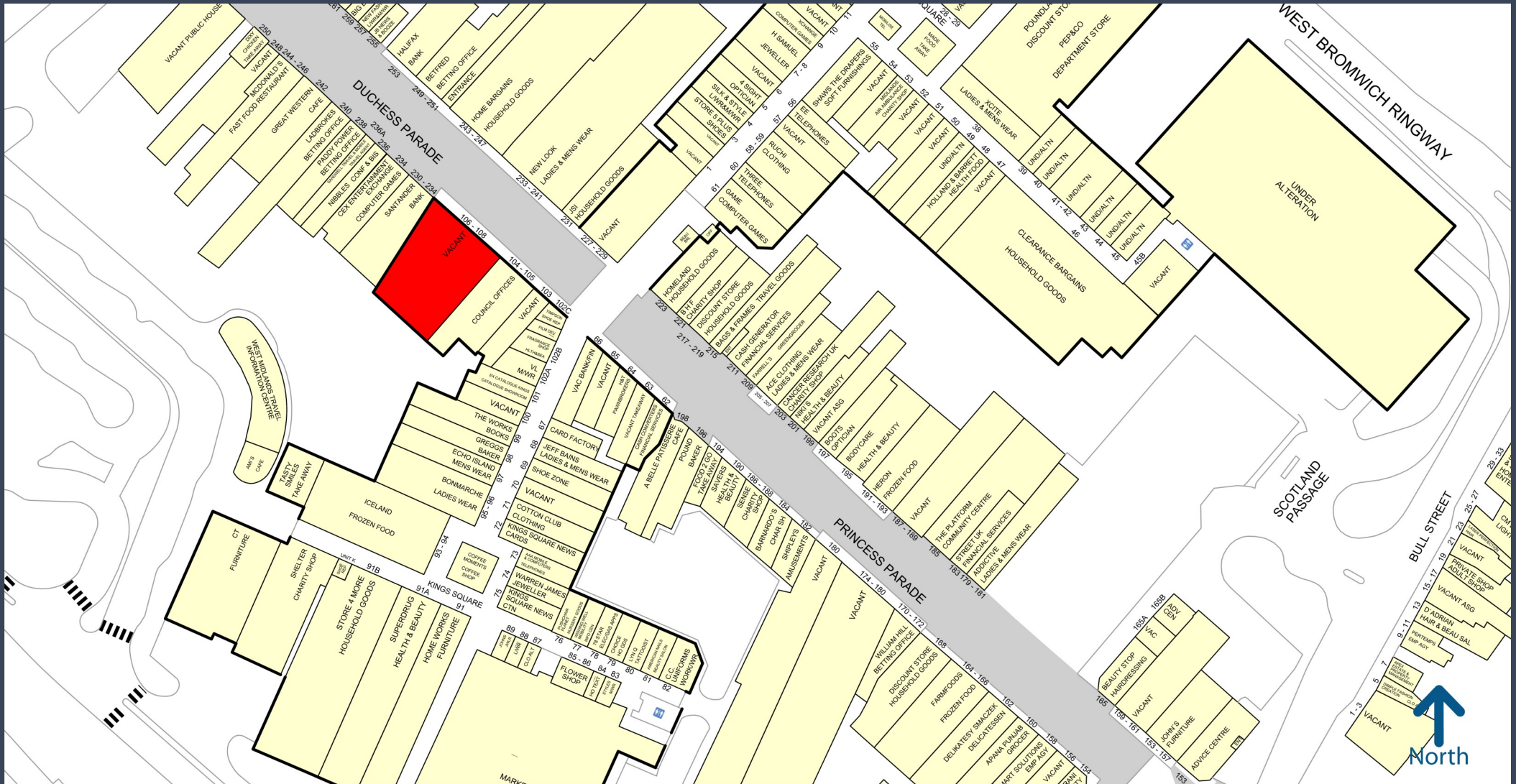
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