

# RETAIL WEST BROMWICH

Unit R2 New Square



## LOCATION

New Square is located in the West Midlands, 6 miles west of Birmingham City Centre. It comprises 473,000 sq ft of retail space, anchored by **Tesco Extra**, with other national retailers including **Primark**, **Next**, **River Island**, **Schuh**, **H&M** and a five-screen **Odeon Cinema**.

## SITUATION

Unit R2 is located opposite Sandwell Sixth Form College and adjoins the entrance to the **Odeon Cinema**. Other nearby occupiers include **Costa Coffee** and **Nandos**.

## LEASE

The property is available by way of a new lease for a term of years to be agreed.

## RENT

Price on application.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

A copy of the energy performance certificate is available on request.

## ACCOMMODATION

Ground Floor	3,589 sq ft	333 sq m
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## BUSINESS RATES & SERVICE CHARGE

Rateable Value	£68,000
Rates Payable (2024)	£37,128
Service Charge (2024)	£20,996

## VIEWING

For further information or to arrange a viewing, please contact:

### BWD

Richard Bidwell  
07747 534357  
rbidwell@bwdretail.co.uk

or our joint agents:  
Morgan Williams  
0207 493 4455

