

RETAIL UNIT TO LET

**227/229 High Street
Queens Square
West Bromwich
B70 7NJ**



LOCATION

West Bromwich is a town located in the Metropolitan Borough of Sandwell, West Midlands with a population of 75,405 (2011 Census), situated approximately 6 miles North West of Birmingham.

The subject property forms part of the Queens Square Shopping Centre which 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.

The subject premises is prominently positioned on the pedestrianised High Street at the busy intersection of Queens Square and Kings Square Shopping Centres.

ACCOMMODATION

The premises are arranged over ground and first floors providing the following approximate areas:

| | |
|------------------------------|---------------------------------------|
| Ground Floor Sales | 360.74m² 3883 sq ft |
| First Floor Ancillary | 355.35m² 3852 sq ft |

LEASE

The subject premises are offered on a new lease upon terms to be agreed.

RENTAL

£65,000 pax

EPC

The Energy Performance Asset Rating of the premises currently falls within category D.

A copy of the Energy Performance Certification can be made available upon request.

SERVICE CHARGE

The unit has a service charge of £29,317 per annum subject to annual review.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

| | |
|---|----------------|
| Rateable Value (2017 Assessment) | £68,500 |
|---|----------------|

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

VIEWING

Viewing is strictly by prior appointment with the joint retained agents:-

Andrew Benson
DDI: 0121 410 5546
Email: andrew.benson@wrightsilverwood.co.uk

Or our joint agents, Avison Young:-

Richard Jones
Tel: 0121 609 8719
Email: richard.jones@avisonyoung.com

Guy Sankey
Tel: 0121 609 8858
Email: guy.sankey@avisonyoung.com

**All transactions are stated exclusive of VAT.
Subject to Contract**

May 2019

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