

RETAIL UNIT TO LET

**L35B LOWER MALL, MERRY HILL CENTRE
BRIERLEY HILL, DY5 1SY**



Location

Merry Hill Shopping Centre is a regional shopping centre 10 miles to the west of Birmingham it comprises 1.6 million sq ft of retail and leisure accommodation anchored by **Marks and Spencer, Debenhams, Primark, Boots, Asda and Sainsburys.**

The subject premises are situated in a highly prominent location opposite **H & M** near to **Marks and Spencer** and directly adjacent to **Accessorize** and **Body Shop**. Other fashion operators in the near vicinity include **Diechmann, Footasylum, Schuh** and **Warehouse.**

Accommodation

The premises comprise a shop on 1 level only:-

Floor Area	Sq m	Sq ft
Ground Floor Sales	116.5	1254
Ground Floor Stock	29.36	316
Ground Floor Staff	9.29	100

Rent

The premises will be available on the basis of a sublease expiring 28th September 2022 or alternatively a new lease may be available via the Landlords.

Rent on Application.

Service Charge

£5,454.25

Rating Assessment

Rateable Value	£182,000
Rate in £ (2017/2018)	49.7p
Rates Payable	£90,454

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.

Energy Performance Certificate

EPC is available upon request.

Viewing

Strictly via the Sole Agent

Ian Hughes

Rowley Hughes Thompson

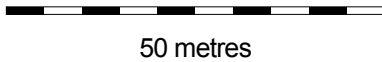
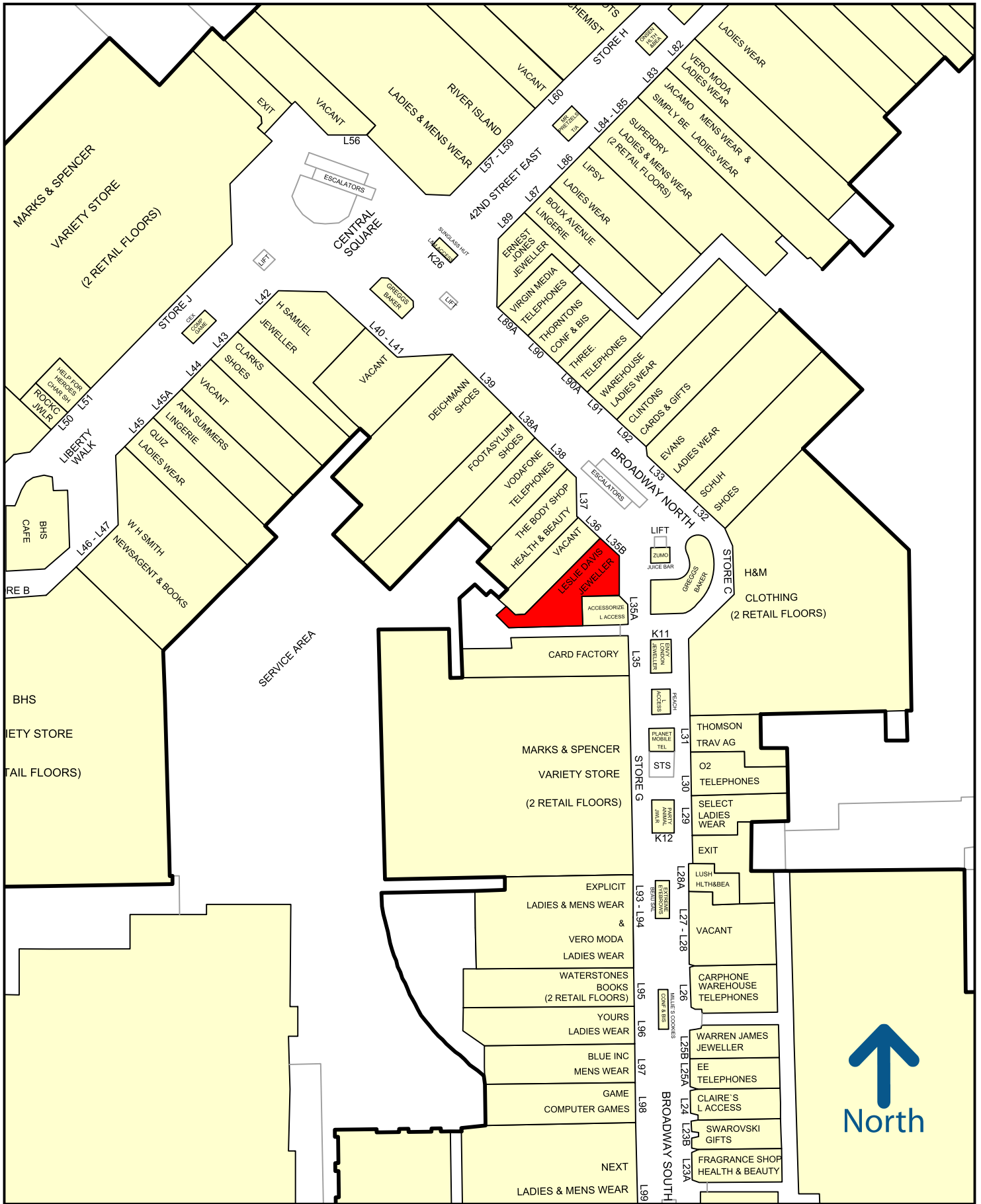
Direct Tel: 0121 212 7802

Email: ianh@rhtretail.co.uk

Please note this unit is currently still trading.

Date : January 2018

**All transactions are stated exclusive of VAT.
SUBJECT TO CONTRACT**



Experian Goad Plan Created: 14/06/2016
Created By: RHT



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