

# KINGSWEST SQUAREBROMWICH

SHOP  
TO LET  
UNIT 8  
(70)



## LOCATION

The premises are situated within Kings Square which is a covered shopping centre and home to the town's market. **The Centre has an average footfall in excess of 120,000 per week.**

The town centre's main bus terminus and metro link directly into the scheme. Existing tenants within the centre include **Superdrug, Iceland, Bon Marché, Pep & Co, Card Factory, Greggs, & Shoe Zone.**

## ACCOMMODATION

The premises comprise a retail unit arranged on ground and first floor levels. Extending to the following approximate dimensions and net internal areas:-

Gross Frontage	5.50 m	18 ft 2 in
Net Frontage	5.07 m	16 ft 8 in
Internal Width	5.33 m	17 ft 6 in

Ground Floor	115.01 m <sup>2</sup>	1,237 ft <sup>2</sup>
First Floor	112.45 m <sup>2</sup>	1,210 ft <sup>2</sup>

This unit can be combined with the adjacent unit if more space is required.

## LEASE TERMS

The premises are available by way of a new 10 year lease subject to an upward only rent review at the 5th year of the term. Flexible lease terms will be considered

## RENT

**£33,500 per annum exclusive**

## SERVICE CHARGE

The current estimated annual service charge is £8,819.20

## BUSINESS RATES

Rateable Value	£25,000
UBR (2018/19)	48.0p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 0344 980 3333.

## ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band D. A copy of the Report is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## POSTCODE

B70 7NN

*Subject to contract – May 2018*





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**Misrepresentation Act**

GCW and Rowley Hughes Thompson for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property. May 2018.

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