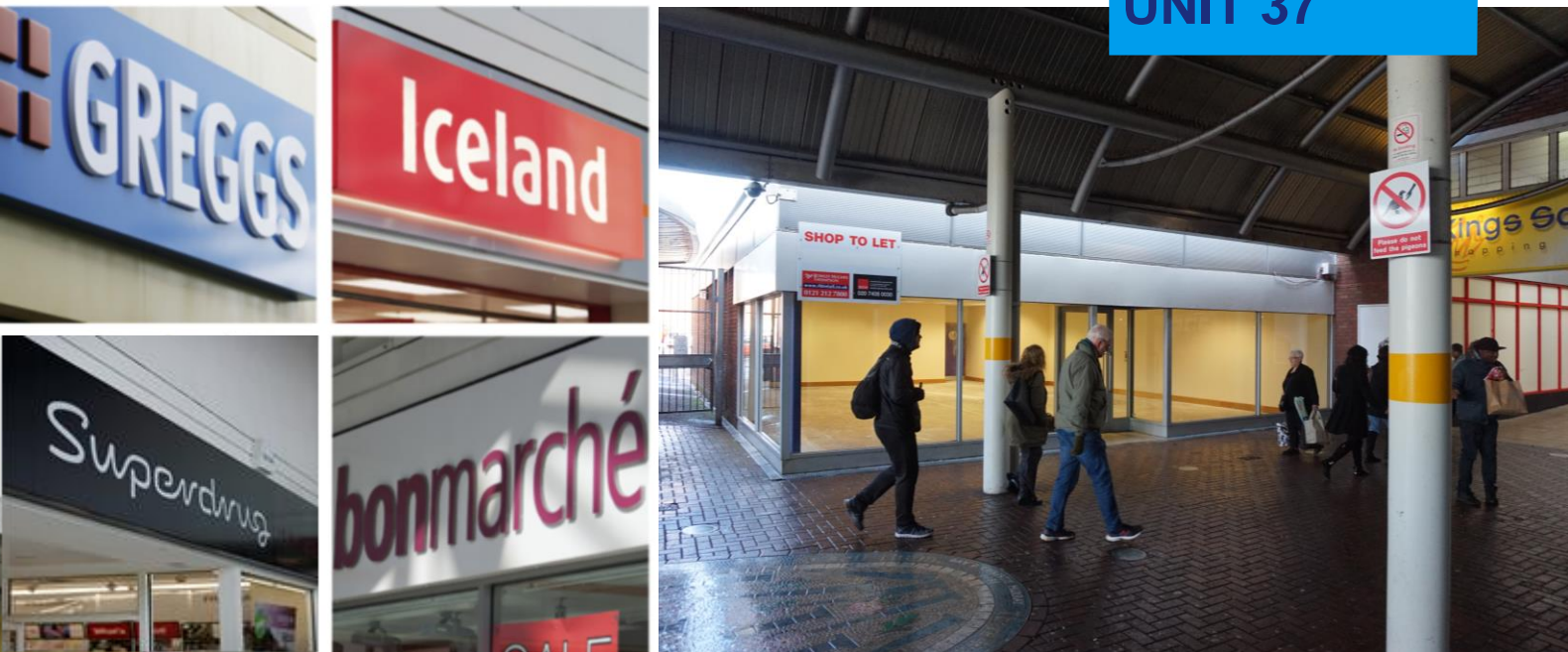


KINGSWEST SQUAREBROMWICH

SHOP TO
LET
UNIT 37



LOCATION

The premises are situated fronting the town's main bus terminus and metro link. Kings Square is a covered shopping centre and home to the Town's Market **with an average footfall in excess of 120,000 per week.**

Kings Square acts as the main link between the bus terminus, metro and the Town Centre. Existing tenants within the centre include **Superdrug, Iceland, Bonmarché, The Works, Warren James & 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:-

Internal Width	9.85 m	32 ft 4 in
Shop Depth	16.97 m	55 ft 8 in
Net Frontage	10.16 m	33 ft 4 in
Gross Frontage	9.91 m	33 ft 6 in
Ground Floor Area	146 m ²	1,575 ft ²

LEASE TERMS

The premises are available by way of a new 10 year lease subject to an upward only rent review after the 5th year of the term.

RENT

£30,000 per annum exclusive

SERVICE CHARGE

The current estimated annual service charge is £8,184

PLANNING

The property benefits from A3/A5 planning use.

BUSINESS RATES

Rateable Value	£24,750
UBR (2017/18)	46.6p

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

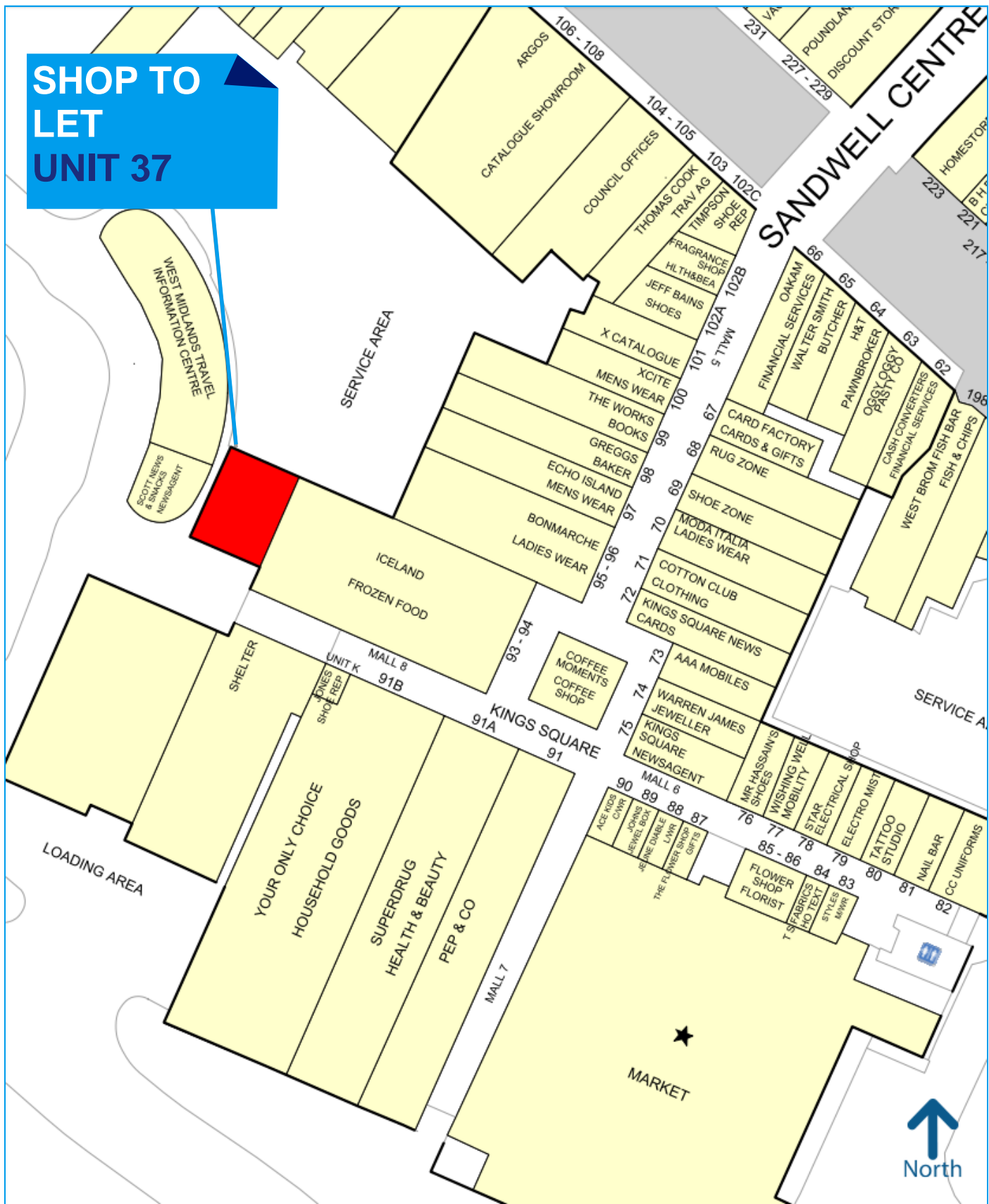
Each party to be responsible for their own legal costs.

POSTCODE

B70 7NN *Subject to contract – January 2020*



**SHOP TO LET
UNIT 37**



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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. August 2017.

KINGSWEST SQUARE BROMWICH