

KINGSWEST SQUAREBROMWICH

PRIME SHOP
TO LET
66 HIGH
STREET



LOCATION

The premises are situated on the High Street with a return frontage within Kings Square. 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.**

The Town Centre's main bus terminus and metro link directly into the scheme. Existing tenants within the centre include **Superdrug, Iceland, Bonmarché, The Works, Warren James & Shoe Zone.**

ACCOMMODATION

Dimensions and net internal areas:-

Internal Width	5.76 m	19 ft 3 in
Shop Depth	21.64 m	71 ft 0 in
Return Frontage	11.46 m	37 ft 60 in
Net Frontage	5.79 m	19 ft 3 in
Gross Frontage	6.00 m	19 ft 7 in

Ground Floor Area	117.61 m ²	1,266 ft ²
First Floor Storage	63.72 m ²	686 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

Available upon application.

SERVICE CHARGE

The current estimated annual service charge is £8,720.

PLANNING

The property is suitable for A3/A5 uses, subject to planning.

BUSINESS RATES

Rateable Value	£30,000
UBR (2019/20)	49.1p

For transitional relief enquiries, 0344 980 3333.

ENERGY PERFORMANCE CERTIFICATE

Band D. Report is available on request.

LEGAL COSTS

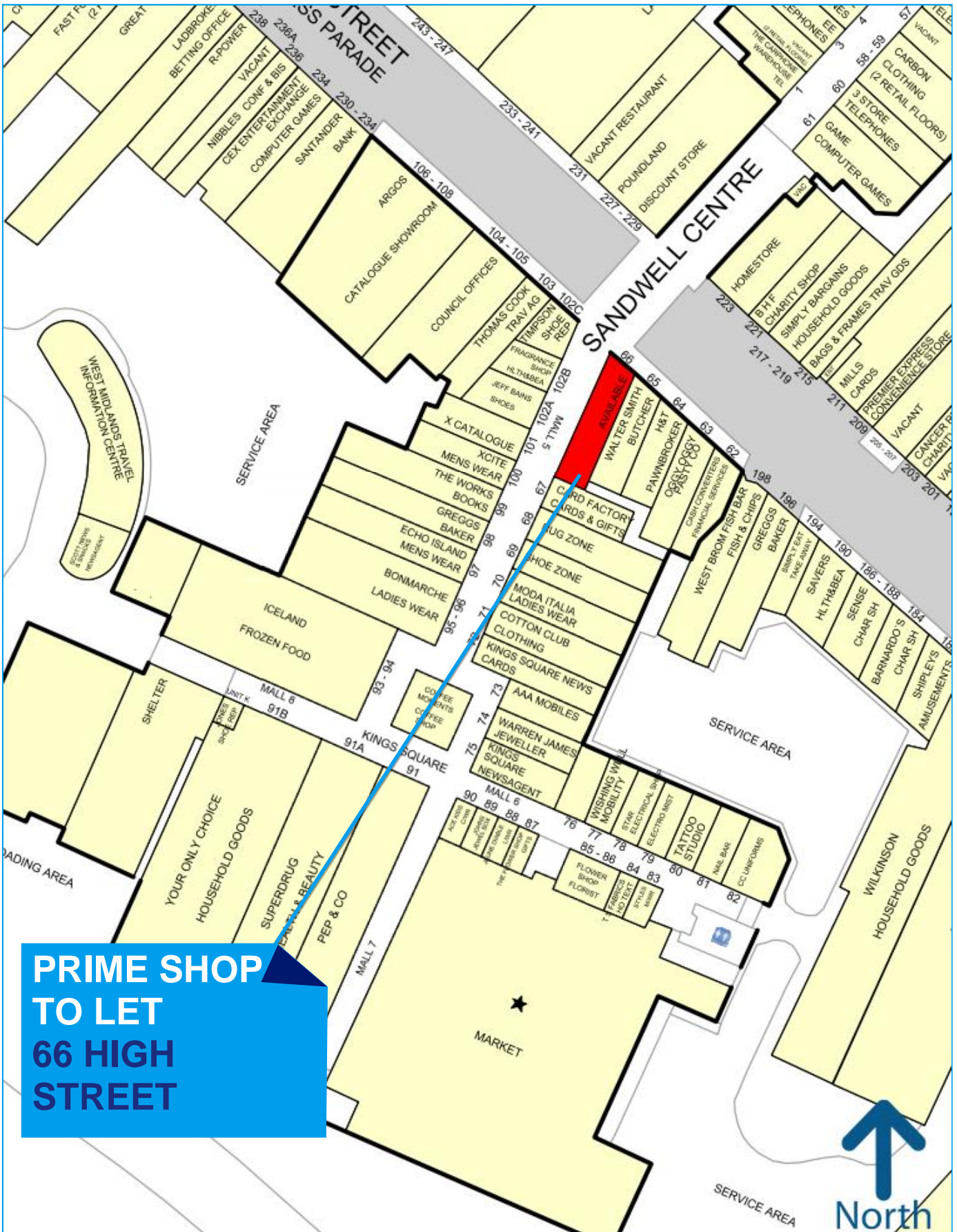
Each party to be responsible for their own legal costs.

POSTCODE

B70 7NN

Subject to contract – February 2020





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VIEWING

Nick Warr:
nick.warr@gcw.co.uk
020 7647 4818

Archie Morriss:
archie.morriss@gcw.co.uk
020 7647 4822



VIEWING

Barry Muggridge:
barrym@rhtretail.co.uk
0117 970 7534

David Thompson:
davidt@rhtretail.co.uk
0121 212 7803

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. February 2020.

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SQUARE BROMWICH**