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ROBERTSON  BROWN

## SHOP TO LET



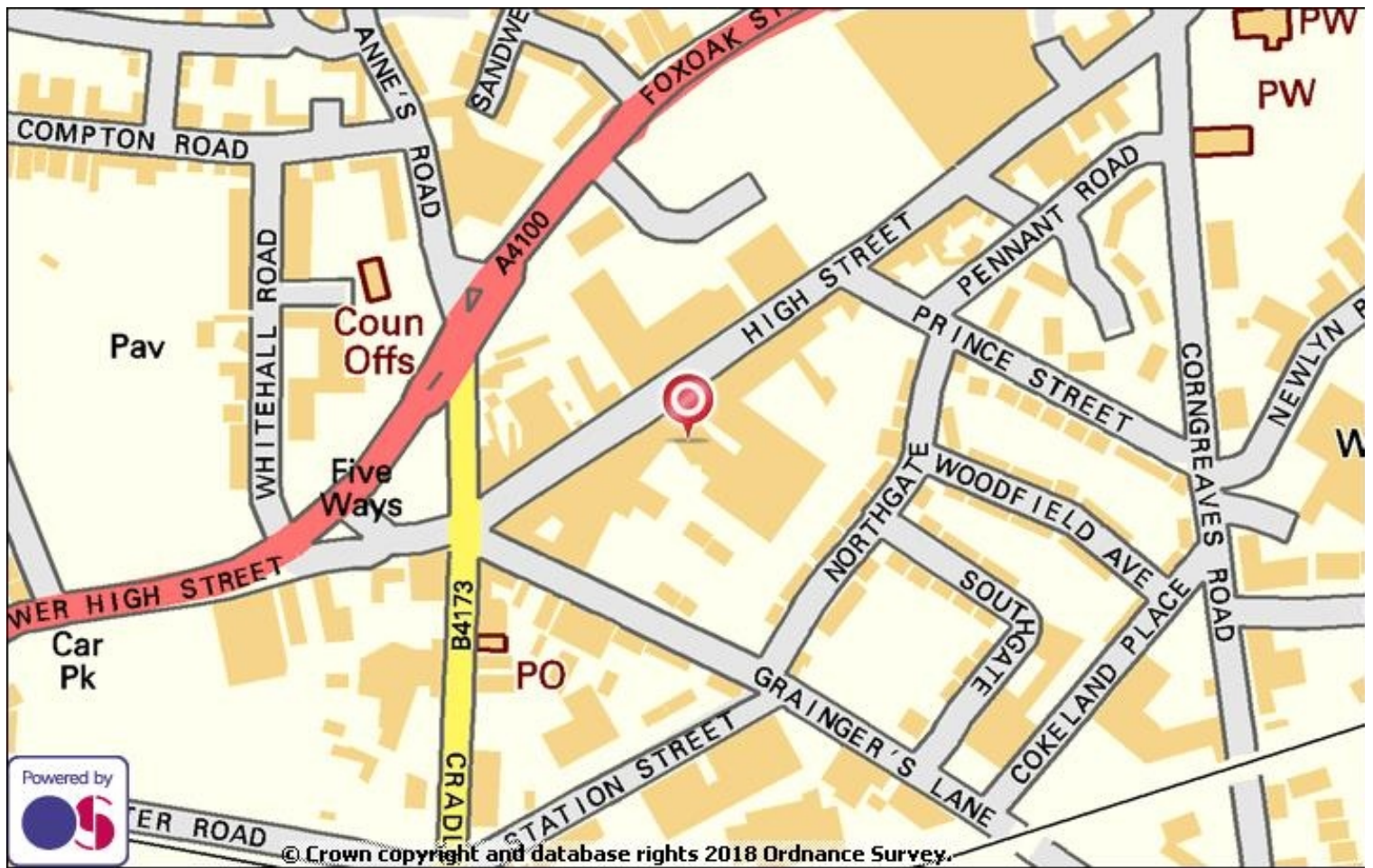
## Unit 13, Market Square, Cradley Heath B64 5HH

### FEATURES

- Commencing rental of £8,000 per annum
- Retailers nearby ICELAND & LLOYDS PHARMACY
- Shop to let
- Viewing by appointment only

### CONTACT

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#### LOCATION

The subject unit occupies a prominent trading location within Market Square Shopping Precinct. Nearby occupiers include CASHINO AMUSEMENTS and a mixture of independent retailers including a Hair & Beauty Salon, Gym, Card Shop and a Stationers.

#### TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £8,000 per annum.

#### LEGAL COSTS

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

EPC available upon request.

#### ACCOMMODATION

The property is arranged over ground floor only and offers the following approximate dimensions and net internal floor areas:

INTERNAL WIDTH 3.54 m (18 ft 2")

SHOP DEPTH 15.27 m (50 ft)

GROUND FLOOR SALES 84.60 sq m (910 sq ft)

#### RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £6,400

RATES PAYABLE £2,956.80

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.