

0121 503 2130

www.robertsonbrownuk.com

ROBERTSON  BROWN

## SHOP TO LET



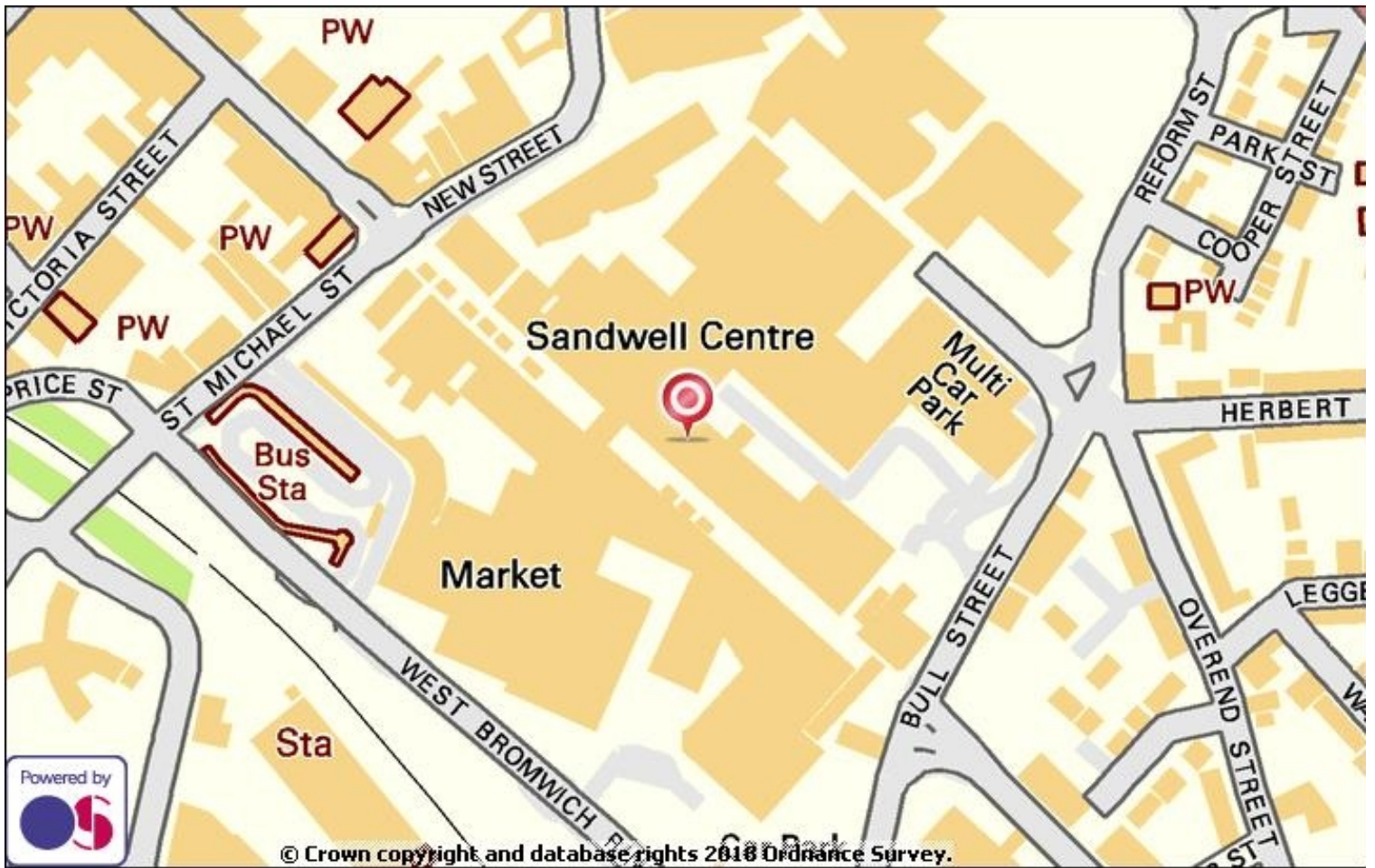
217-219 High Street, West Bromwich, B70 7QZ

### FEATURES

- Double fronted retail unit to let
- Prominent location
- Quoting ent £30,000 per annum
- Viewing by appointment only

### CONTACT

Mr Dominic Brown  
dominic@robertsonbrownuk.com  
0121 503 2132



#### LOCATION

The subject unit occupies a prominent location on High Street close to the entrance of Queen's Square Shopping Centre and King's Square Shopping Centre. The premises is adjacent to British Heart Foundation and in close proximity to other multiple retailers such as POUNDLAND, NEW LOOK, SAVERS and HOME BARGAINS.

#### 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 £30,000 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 6.86 m (22ft 5")

SHOP DEPTH 23.54 m (77ft 2")

GROUND FLOOR SALES 1.163 sq m (1,737 sq ft)

#### RATING INFORMATION

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

RATEABLE VALUE £31,500

RATES PAYABLE £14,553

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.