



Beech House
16 The Strand
Bromsgrove
B61 8AB

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info@apretail.co.uk
www.apretail.co.uk

WELLINGTON 15A Market Square TF1 1BU

PRIME SHOP TO LET

LOCATION

The shop is located in a prime trading position adjacent to **Seaton Sports** and close to **Timpsons, Greggs** and **Subway**.

DEMISE

Ground floor sales, with first floor staff facilities and second floor stores.

DIMENSIONS AND AREAS

Internal width front	15' 9"
Shop depth	36' 3"
Ground floor sales area	570 sq ft
First floor area	365 sq ft
Second floor area	441 sq ft

LEASE

A full repairing and insuring lease will be granted for a minimum term of 5 years

RENT

£12,000 per annum exclusive

Please note rent payments will be subject to VAT.

RATING ASSESSMENT

Rateable value	£13,000.00	
Rates payable	£6,487.00	(2022-23)

The rates payable figure for this financial year will be reduced by 50% under Government legislation for Covid 19 recovery plans.

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited
Tel: 01527 578820
Email: info@apretail.co.uk

ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

May 2022