

hexagonTM
commercial property



- FANTASTIC HIGH STREET POSITION
- HIGH VOLUME OF PASSING FOOTFALL
- AVAILABLE IMMEDIATELY

RETAIL

1,677 SqFt (156 SqM)

£22,000 +VAT per annum

65 Kings Square, West Bromwich, B70 7NW

TO LET



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Description

This previous butchers shop occupies a fantastic position in the High Street, being close to the Kings Square shopping centre entrance it is situated across ground and first floors.

The ground floor has open frontage and consists of shop floor, kitchen and prep room as well as inbuilt cold store. To the first floor there is are two further large cold store rooms and staff room with men's and women's WCs.

Location

The shop is located in a prominent position within the High Street, being close to the main entrances of the Kings Square and Queens Square Shopping Centres. It is adjacent to H&T Pawnbrokers and Gadgets Gizmos & Gifts, opposite to the British Heart Foundation. Nearby national retailers include New Look, Timpsons, Thomas Cook and Argos.

Accommodation

Ground Floor:

Front retail - $17.4 \times 40.1 = 697$ Sq Ft

Kitchen & Cold Store = 317 Sq Ft

First Floor:

Staff Room - $15.1 \times 7 = 105$ Sq Ft

Cold Store 1 - $19 \times 12.7 = 242$ Sq Ft

Cold Store 2 - $12.7 \times 11.6 = 147$ Sq Ft

Male and Female WCs

Rates

Rateable Value - £21,250

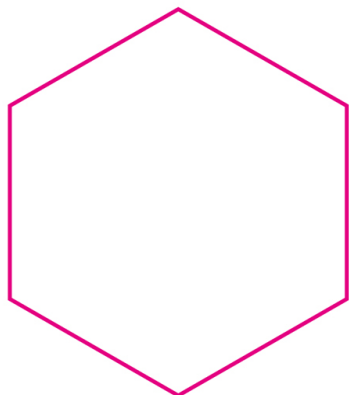
Rates Payable - £10,603.75 (approx)

Information provided from the VOA

Service Charge - TBC

Terms

The premises are to be let by way of new lease on terms to be agreed.



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Hexagon Commercial Property is a trading name of Lex Allan Limited

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