Cornbow

Prime Shopping Centre Unit

New Lease Available

Ground floor sales 112.17m² (1,207ft²)

- Prime retail destination with a mix of national and independent retailers including Asda,
 Poundland, Greggs, Costa Coffee, Card Factory, Specsavers and many more
- Access to substantial annual footfall and a catchment population of circa 60,000
- Parking facilities for 600 cars and up to 3h free parking
- Regular on site events
- · Access to centre marketing and social media
- Lease: New lease available
- Rent: £27,500 per annum exclusive of VAT
- Service Charge: £8,136
- Buildings insurance: £610
- Rateable Value (2023): £27,000













14 Hagley Mall | Cornbow Shopping Centre | Halesowen | B63 4AJ Shop To Let: **112.17m²** (1.207ft²)













Accommodation

Floor	m²	ft²
Ground floor sales	112.17	1,207
First floor stores	13.86	149
Total	126.03	1,356

Planning

The current planning use is **Class E** and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Legal Costs

Each party to be responsible for their own legal fees in connection with the transaction.

EPC

A copy of the Energy Performance Certificate is available on request.

Business Rates

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

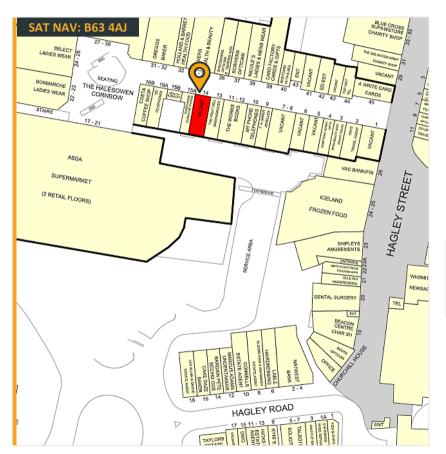


14 Hagley Mall | Cornbow Shopping Centre | Halesowen | B63 4AJ Shop To Let: **112.17m²** (1,207ft²)









Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Doug Tweedie

07887 787 892 doug@fhp.co.uk

Oliver Daniels

07896 035 805 oliver.daniels@fhp.co.uk

FHP fhp.co.uk 0121 752 5500

Fisher Hargreaves Proctor Ltd.

122 Colmore Row, Birmingham B3 3BD

fhp.co.uk

22/10/2024

