

# WEST BROMWICH

## UNIT 32, NEW SQUARE

### SHOP UNIT TO LET

#### LOCATION

New Square is located in the West Midlands, 6 miles west of Birmingham City Centre. It comprises 473,000 sq ft of retail space, anchored by **Tesco Extra**, with other national retailers including **Primark, Next, River Island, Schuh, H&M** and a five-screen **Odeon Cinema**.

#### ACCOMMODATION

The premises are arranged over ground floor only offering the following approximate accommodation:

Ground floor:	2,416 sq ft	224.5 sq m
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#### LEASE

The property is available by way of a new lease for a term of years to be agreed.

#### RENT

Rent on application.

#### RATES (2020/21)

We are informed that the premises are assessed as follows:

Rateable Value:	£41,750
Rates Payable:	£20,833

Interested parties should verify these figures with the local authority.

#### SERVICE CHARGE

The premises will be subject to an annual service charge levy of approximately £11,222.76 per annum.

#### LEGAL COSTS

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

#### FURTHER INFORMATION & VIEWINGS

Please contact **Camilla Jerram** ([camilla@morganwilliams.co.uk](mailto:camilla@morganwilliams.co.uk)) **020 7493 4455** or alternatively our joint agents at BWD 0121 262 5640.

*\*EPC available on request.*

#### SUBJECT TO CONTRACT

#### MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or agent. Measurements are approximate and for guidance only.

21 Hanover Square, London W1S 1JW

**020 7493 4455**  
[www.morganwilliams.co.uk](http://www.morganwilliams.co.uk)