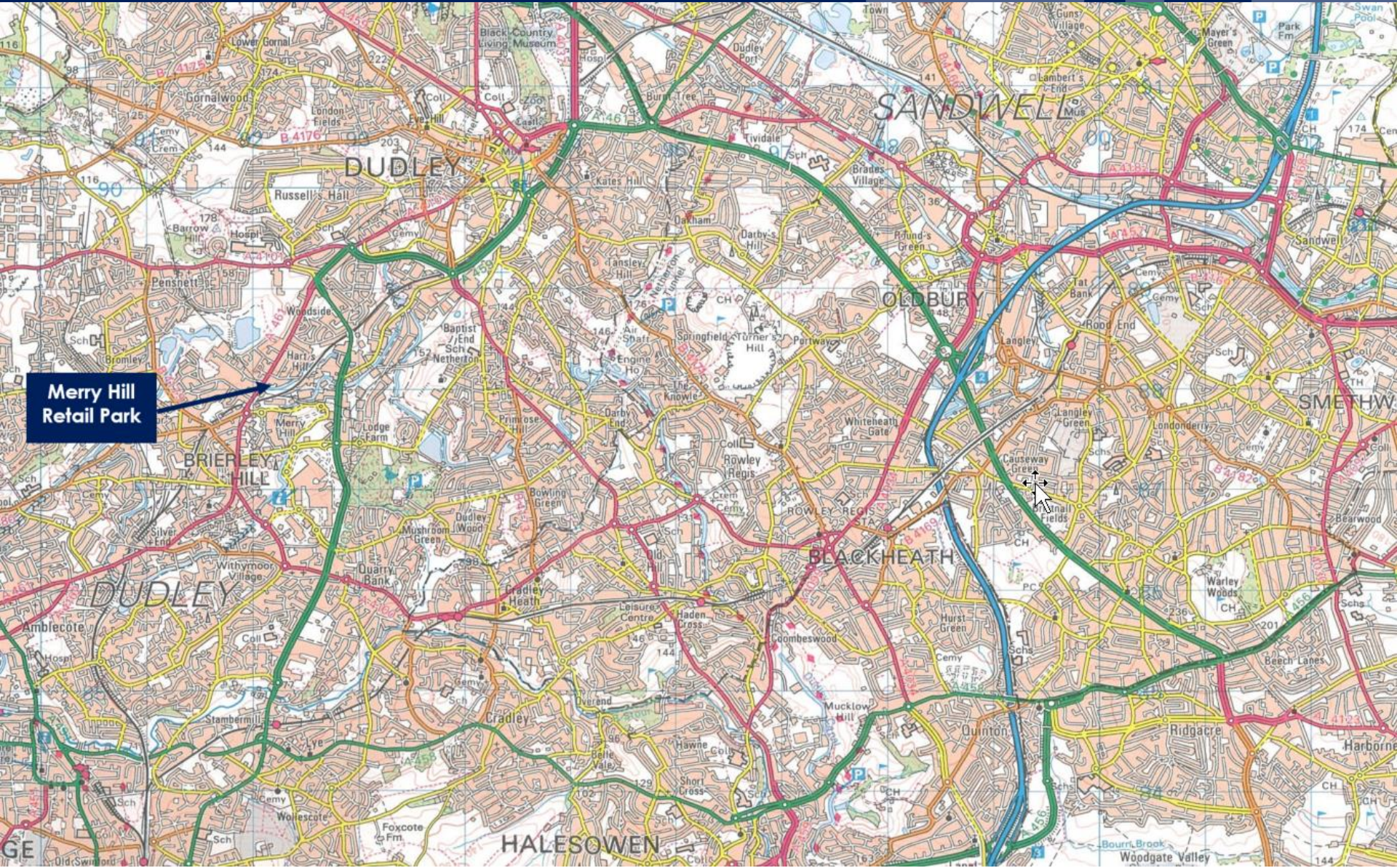




- 3,124 sq ft retail warehouse unit
- Available by way of assignment or subletting



Location

Located within a major out of town retail scheme, adjacent to Merry Hill Shopping Centre.

Description

Situated at the entrance to the scheme, adjacent to Costa, with other occupiers including Currys PC World, DFS, Home Bargains, Pets at Home, HomeSense, etc.

Size/Availability

3,124 sq ft ground floor GIA, excluding the adjacent area sublet to Costa. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

The premises are held on an FRI lease expiring on 23 June 2024 at a rent of £140,000 per annum, subject to a sublease of part to Costa expiring on 21 June 2024 at a rent of £53,012 per annum. The net rent is therefore £86,988 per annum.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Misrepresentation Act 1967: Avison Young for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Avison Young or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

Partnership. Performance.

Planning Consent

Open A1 non food.

Rates Payable

£51,191 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£6,001. per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

Contact**James Potter**

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