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## RETAIL PROPERTY



# U51a Upper Level, MERRY HILL, DY5 1SY RESTAURANT To Let

### Location

Merry Hill is one of the countries regional out of town shopping Malls. There have been several retailers upsizing recently including **Next**, **JD Sports** and **McDonald's** indicating its success. The store is on the upper mall adjacent to the new extended **Primark** and newly opened **Sports Direct/Flannels**. Other retailers nearby include **Game** and **Boots opticians**.

### Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	289	2,080
Mezz Sales	234	463
Mezz Ancillary	255	260

### Rates

The premises have been given a rateable value of £132,000 in the 2017 list. Rates payable £65,076.00 pa year 2018/9. (Rate in £ 49.3pence 2018/9)

Interested parties are strongly advised to make their own enquiries.

### Service Charge

The current service charge: £36,509.00 pa.

### Lease/Incentives

The former McDonald's accommodation is held on an FRI lease for a term of years expiring 23/06/2024 at a rental of £ 151,745 pax with a review in 2019. Incentives available subject to covenant.

The lease is available for assignment or co-terminus sub-lease at a rental in the order of £110,000pax.

### Planning

The ground and mezzanine floor have A3 consent.

### VAT

The property has been elected for VAT purposes.

### Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

### Viewing and Further Information

Viewings strictly by appointment with the sole agent:

**Michael Perkins**

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On the instructions of



# Upper mall



## Key

-  Entrance
-  Lifts
-  Stairs
-  Car park
-  Escalators
-  Toilets

As at 4 September 2018