Bloore King & Kavanagh
Sales & Lettings









Premier Mall 8 Peckingham Street

Halesowen, B63 3AW

£295 (From) PCM

Peckingham Street Retail Shopping Mall
Prices Range from £295 per month to £875 per month

8 Individual Retail Units Available from 8.4 sq/mtrs up to 24 sq/mtrs contained within this BRAND NEW modern contemporary Shopping Mall

Situated in a prime location right in the heart of Halesowen Town Centre is this fantastic BRAND NEW mall style shopping centre. Consisting of eight brand new units this brand new modern mall is a wonderful addition to shopping within Halesowen.

With secure shuttered frontage you enter the mall into the two premier units to the front facing the pedestrianised Peckingham Street. Walking down the mall there are various units lining the route to the rear where there are further units along with toilet facilities. Any of the units would make a fantastic place for a small business or new start up wanting to be in the heart of bustling town of Halesowen. EPC: E

Apply now on 0121 550 4151 or email your interest to info@bkandk.co.uk

The 'Mall'
Coming through the welcoming front entrance you are greeted with the first two premier units which face onto Peckingham street. To the front are secure shutters to the front of the mall which when opened create a wonderful open facing façade for the mall itself. As you meander down the mall you are greeted by a varied range of retail units until you arrive at the main rear hall with toilet facilities.

Unit 1
3m x 7.8m (9'10" x 25'7")
Asking Price: £875 pcm

One of two main premier retail units in the mall with front door and windows facing onto the frontage of Peckingham Street. The unit has approx. 24 sq/mtrs (258 sq/ft) of retail space along with private toilet facility to the rear.

Unit 2
3m x 7.8m (9'10" x 25'7")
Asking Price: £875 pcm

One of two main premier retail units in the mall with front door and windows facing onto the frontage of Peckingham Street. The unit has approx. 24 sq/mtrs (258 sq/ft) of retail space along with private toilet facility to the rear.

Unit 3
2.8m x 3m (9'2" x 9'10")
Asking Price: £295 pcm

Situated in the main mall corridor this excellent small unit is perfect for a starter business. With approx. 8.4 sq/mtrs (90 sq/ft) of retail space and lock up door to the front there are windows to the front and side.

Unit 4
3.5m x 3.3m (11'5" x 10'9")
Asking Price: £515 pcm

Unit four is situated in the main corridor in the heart of the shopping centre with windows and a door to the front. Having 12 sq/mtrs (130 sq/ft) of retail space.

Unit 5
3.5m x 3.3m (11'5" x 10'9")
Asking Price: £515 pcm

Unit Five is situated in the main corridor in the heart of the shopping centre with windows and a door to the front. Having 12 sq/mtrs (130 sq/ft) of retail space.

Unit 6
3.5m x 3.3m (11'5" x 10'9")
Asking Price: £515 pcm

Unit 6 is situated in the main corridor in the heart of the shopping centre with windows and a door to the front. Having 12 sq/mtrs (130 sq/ft) of retail space.

Unit 7
3m x 6.3m (9'10" x 20'8")
Asking Price: £875 pcm

Situated in a prime rear position at the head of the rear of the mall this unit has door and windows to the front and measures approx. 19 sq/mtrs (204 sq/ft)

Unit 8
3m x 3m (9'10" x 9'10")
Asking Price: £415 pcm

Unit 8 is situated in the heart of the mall towards the rear of the shopping centre. Measuring approx. 9 sq/mtrs (97 sq/ft) of retail space with door and window to the front.









Important Information
Identification and AML Requirements

COMPANY APPLICANT IDENTIFICATION REQUIREMENTS
In all cases we will need to take photocopies of all documents submitted as evidence of identity or address

- the certificate of incorporation
- Proof of address for the company
- a list of directors
- the registered address
- Two forms of personal ID for the director responsible for signing terms

SOLE TRADER/SELF EMPLOYED APPLICANT IDENTIFICATION REQUIREMENTS

- Photographic identification ie: Drivers Licence or Passport
- Proof of Address ie: Utility Bill or Bank Statement
- Date of Birth

Applicants are required to pass referencing process. The applicant will be referenced personally if a sole trader. If a limited company the company must pass referencing.

In either event personal ID must be obtained for all responsible individuals or directors.

The cost of the referencing is to be paid by the proposed applicant / company

Cost: £200 plus vat (£240 incl)

Rates
We suggest that any interested party should verify the applicable rates with the local authority

VAT
Rent is NOT subject to VAT however service charges and Sundry costs ARE subject to VAT

Lease Costs
To be paid by the proposed applicant / company - Cost: £400 plus vat
You are advised that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor, or licensed conveyancer before agreeing or signing a business tenancy agreement.

Legal Costs
Each party to be responsible for any further legal costs (if required) outside of the cost of the lease.

Security Deposit
A security deposit equivalent to ONE MONTHS RENT is required and will be held by the landlord for the duration of the lease.

Utilities:
Utilities are the responsibility of the tenant

Service Charge:
A service charge is applicable of £125 pcm (subject to change)

Viewings
Viewings strictly by appointment with Bloore King & Kavanagh
to request a viewing:
Call: 0121 550 4151
or
Email: info@bkandk.co.uk

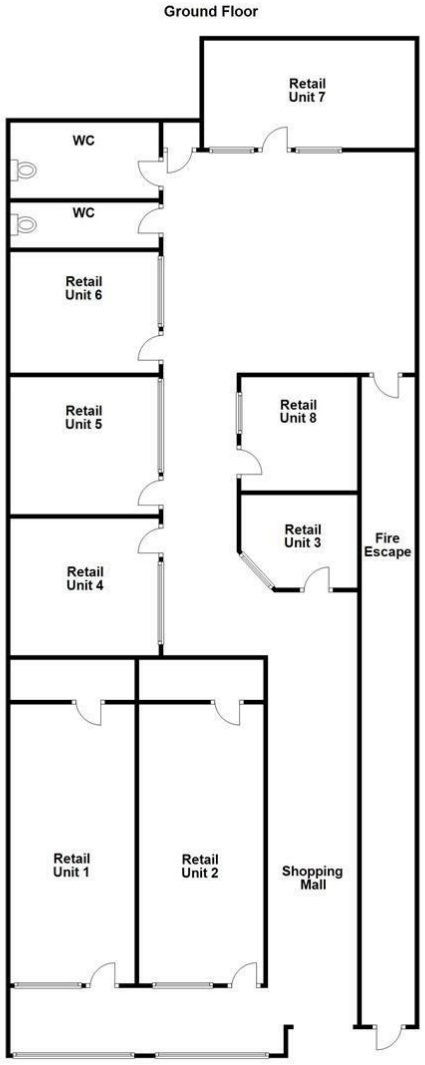
Brochure Declaration
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. BK&K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. Prospective tenants are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do BK&K accept any responsibility for such not having been obtained. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.











FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

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info@bandk.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements