



Beech House  
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## HALESOWEN Unit 1 Travelodge Development Whitehall Road B63 3JS

### RETAIL UNIT TO LET

#### LOCATION

This unit is located on Whitehall Road beneath Travelodge at the roundabout junction with Dudley Road and Mucklow Hill.

#### DEMISE

Ground floor sales area, having large double doors leading from the main car park and return frontage to the access road.

#### DIMENSIONS AND AREAS

Ground floor	5.60m	18' 5"
Return frontage	9.03m	29' 8"
Internal width	6.71m	22' 0"
Shop depth	7.59m	25' 0"
Ground floor sales	49.75m <sup>2</sup>	535 sq ft
Ground floor kitchen/staff	10.69m <sup>2</sup>	115 sq ft

#### LEASE

An effective full repairing and insuring lease will be granted for a duration of 10 years.

#### RENT

£10,000 per annum exclusive

Please note rent payments will be subject to VAT.

#### SERVICE CHARGE

To be confirmed

#### PLANNING

We understand the property has an existing Open A1 Planning Consent. It is recommended that any prospective tenant make their own enquiries of the Local Authority.



#### RATING ASSESSMENT

Rateable value     £7,600.00

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

#### LEGAL COSTS

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

#### VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited

Tel: 01527 578820

Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)

or

Andrew Benson Wright Silverwood

Tel: 0121 410 5546

Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)

#### ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

#### All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error misstatement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

October 2019