



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Halesowen, 34-35 Hagley Street, B63 4AL

Retail Premises – Leasehold



### LOCATION

The subject premises are positioned within the prime pedestrianised pitch of Hagley Street in the heart of Halesowen town centre. Multiple retailers in close proximity include **Max Spielman, Santander, Co-Op Travel, HSBC, Iceland, WH Smith, Thornton's, Thomas Cook, Clarks, Body Care, Card Factory, Superdrug** and **Specsavers**.

### DESCRIPTION

The property is arranged over ground and first floors providing the following approximate areas and dimensions: -

Ground Floor Sales	232.48 sq m	2,502 sq ft
Ground Floor Storage	1.66 sq m	136 sq ft
First Floor(potential sales)	299.33 sq m	3,222 sq ft

### TENURE

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

### RENT

£52,000 per annum exclusive.

### RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value                      £43,000

Interested parties should verify this information with the local rating authority.

### EPC

On application.

### VAT

All figures quoted are exclusive of VAT if applicable.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

Chris Gaskell

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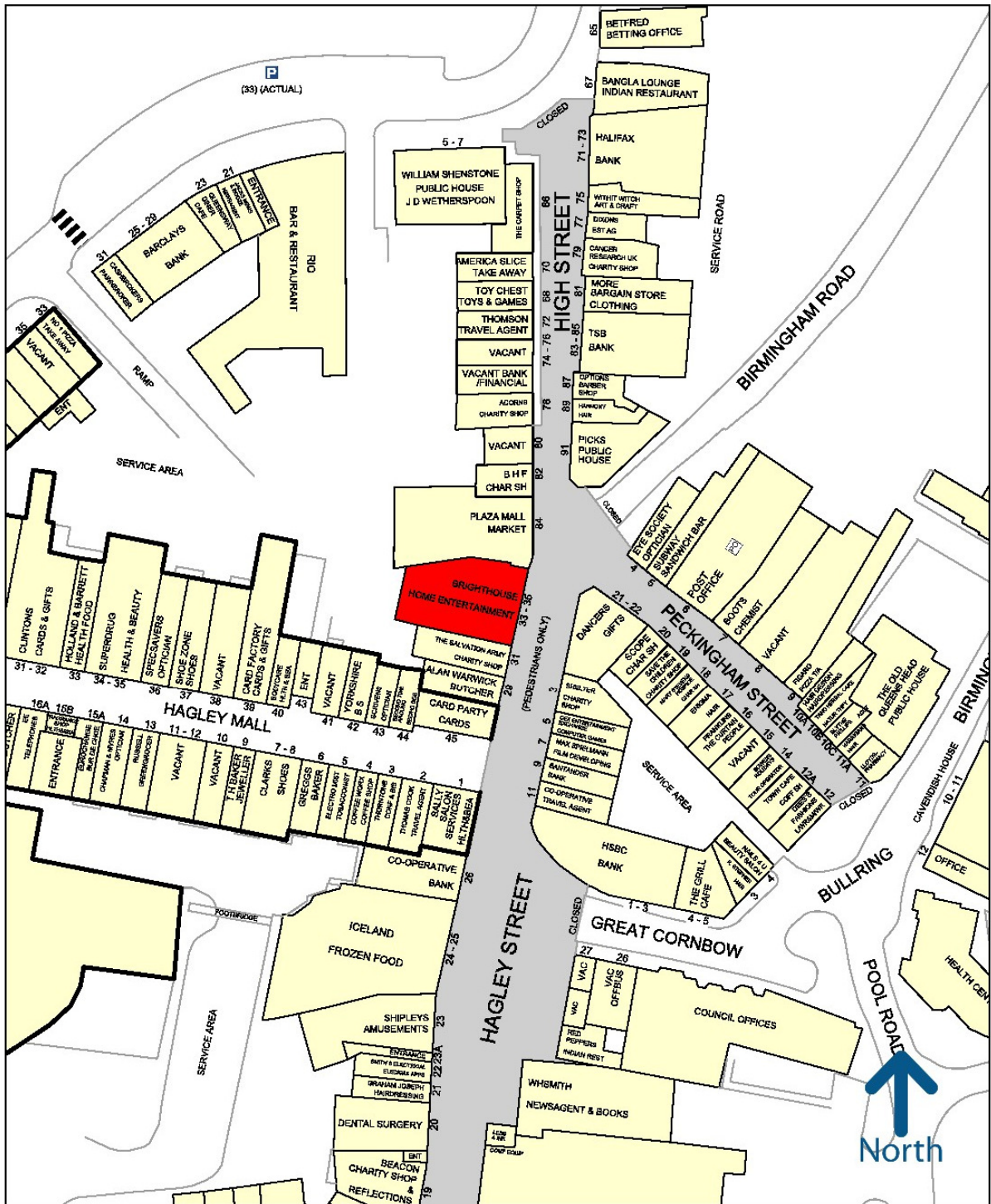


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