

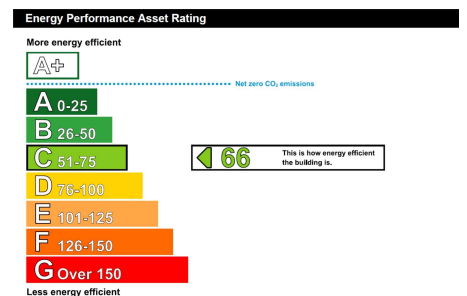


Units, 1-2 High Street, Lye, Stourbridge, West Midlands, DY9 8JT

**TO LET - An opportunity to lease a lock-up ground floor premises, previously utilised as a betting office, in prominent parade in Lye on the main crossroads. Suitable for a variety of uses subject to planning approval. EPC = C (66)**

**£15,000 per annum**

Ref: MSQ190257



EPC=To be confirmed



## PROPERTY DESCRIPTION

The property currently comprises of two units that have been converted into one large double unit. Unit one consists of shop and ladies and gents W.C.s. Unit 2 consists of shop, kitchen and W.C. The landlord is open to reverting the premises back into two units.

## ACCOMMODATION (APPROX. DIMENSIONS)

### UNIT 1

SHOP: 5.4m frontage x 10.2m depth (Toilets included in this area)

### RECESSED DOOR ENTRANCE

### UNIT 2

SHOP: 5.24m frontage (Average Width 7m) x 7.32m depth plus 3.12m x 2.8m (Irregular Shape)

KITCHEN: 4.67m x 2.91m (Staircase off kitchen leading to outside)

### LOBBY

### LEASE

The property is offered on the basis a new internal and external repairing and insuring lease (with a service charge in respect of maintenance of the external parts of the property). The lease will be granted for a term of five years with a rent review after the third year. The tenant is to reimburse the cost of insurance and the payment of rates. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantee.

## SERVICES

Mains electric, gas and water are available. A gas boiler heats water filled panel radiators in the rear of unit 2. There are two integrated ceiling air-conditioning /heating units. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect.

## SERVICE CHARGE

A service charge is levied in respect of the external maintenance of the property. A copy of the service charge details will be available upon request.

## RATING ASSESSMENT

Rateable Value (2017 List): £24,250 (Shop and Premises). Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquires.

## LEGAL COSTS

The in-going tenant will be responsible for the landlord's

legal costs. These are estimated at £750.00 plus VAT.

## REFERENCES

The successful applicant for a tenancy will need to provide a satisfactory bank, accountants, solicitors, current landlord and two satisfactory trade references for submission to the landlord. In respect of a Limited Company the last three years audited trading accounts.

## VAT

We understand that VAT is not payable on the rental. However, interested parties should make their own enquiries.

## MONEY LAUNDERING

Two forms of identity and confirmation of bank details, accountants and previous landlords' details will be required from the successful tenant.

## VIEWING

Through Agents Scriven & Co. Commercial on 0121 422 4011 (option 3, commercial). Scriven and Co. will accompany prospective tenants around the property by prior appointment.

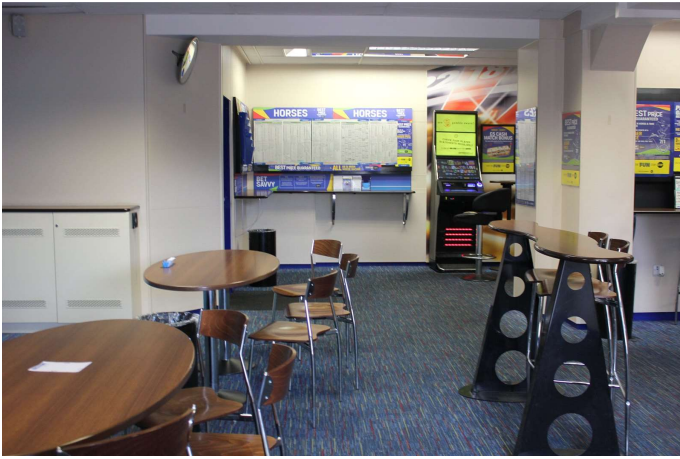
**Important notices**

**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

**VAT** : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



# Scriven & Co.

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