

275 Halesowen Road, Old Hill, West Midlands, B64 6NP



TO LET

Lock Up Retail Premises Arranged Over Three Floors

Net Internal Area: 1,238 ft² (115.02 m²)

Location

The property is located along Halesowen Road in Old Hill within a small parade of mixed-use properties.

The Halesowen Road (A459) is a main arterial route linking Halesowen to the south with Dudley to the north. It also provides a convenient link to the A456 to the south of Halesowen which links directly to Junction 3 of the M5 Motorway.

Old Hill train station is within walking distance also.

Description

The property comprises a three storey mid-terraced building which was formerly used as a bike retailer.

The unit benefits from large, glazed shopfront fronting Halesowen Road, with roller shutters and a further side entrance.

The retail space is long and thin in its configuration being open plan in the main with rear workshop and stores.

An integral staircase leads to a large open plan mezzanine floor providing additional sales area and a further staircase allows access into an attic room which was previously used for storage.

Accommodation

Ground Floor **938 ft2 (87.14 m2)**

First Floor **300 ft2 (27.88 m2)**

Rental / Terms

The property is available to let on a new lease with length to be agreed at £8,500 per annum exclusive.

VAT

We understand VAT is not payable on the rental.

Business Rates

We understand the property qualifies for Small Business Rates Relief.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Services

The property has the benefit of all mains gas, water, drainage, and electricity.

Energy Performance Certificate

Available upon request from the agent.

Planning Use

We have been verbally advised by Sandwell Metropolitan Borough Council, that the property can be used under Use Class E(a) Display or retail sale of goods, other than hot food.

However, we would advise all parties to make their own enquiries with the local planning authority.

Availability

The property is available immediately, subject to the completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on
0121 638 0500

