

# Halesowen, 187 Stourbridge Road

## Retail Premises – Leasehold/ Freehold

**MAY SELL  
WHOLE SITE**



## LOCATION

The property is situated on the Stourbridge Road (A458) in Halesowen, close to its junction with Alexandra Road and Attwood Street. The retail pitch is best described as a secondary roadside location.

Halesowen is approximately 3 miles South East of Cradley Heath and approximately 10 miles west of Birmingham city centre.

The immediate area is a mixture of multiple retailers and local traders, with the majority of occupiers being local independent retailers. Multiple retailers with close proximity include Tesco Express and Domino's.

## DESCRIPTION

The property comprises a single storey detached retail unit with a large single storey extension, comprising of a ground floor sales area with rear office and storage accommodation.

## ACCOMMODATION

Ground floor Sales	89.58 sq m	964 sq ft
Ground floor Stores	33.29 sq m	359 sq ft
<b>Total</b>	<b>122.81 sq m</b>	<b>1,323 sq ft</b>

## SITE

We understand the total area of the site is approximately 1.22 acres.

## TENURE

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

## RENT

£20,000 per annum exclusive.

## FREEHOLD

Offers invited in excess of £300,000

## RATES

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

Rateable Value	£9,300
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Interested parties should verify this information with the local planning authority.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

Currently in preparation

## VAT

All figures quoted are exclusive of, but may be liable for VAT at the standard rate.

## VIEWING

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

## CONTACT

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