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TO LET

HIGHLY PROMINENT TRADE COUNTER/SHOWROOM
PREMISES WITH WAREHOUSE, OFFICES AND YARD

MUCKLOW HILL/LONG LANE

HALESOWEN

B62 8BW

SHOWROOM WITH WAREHOUSE - 5,155 SQ FT

FIRST FLOOR OFFICE - 1,453 SQ FT

TOTAL - 6,608 SQ FT

PLUS ADDITIONAL FIRST FLOOR SHOWROOM - 2,908 SQ FT

Highly prominent premises with frontage to
Mucklow Hill and Long Lane, Halesowen

Showroom with rear warehouse and offices above
(the site can be split)

Good onsite car parking with fenced secure yard for
loading/unloading

Approximately 220,000 population with a 3 mile
radius (CoStar)

bulleys.co.uk/longlane



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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Oldbury
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View more at bulleys.co.uk

Wolverhampton
01902 713333



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

LOCATION

The property occupies a prominent position at the extremely busy junction of the A458 Mucklow Hill with A4034 Long Lane.

The surrounding area is predominantly residential with a good offering of retail, restaurant, takeaways, dental surgery, post office, café and pubs within the immediate vicinity. B&Q Warehouse and Wickes Trade and DIY are situated nearby.

DESCRIPTION

The site comprises of a showroom with suspended ceiling and inset lighting. The showroom has a glazed front with two glazed entrance doors. The building is of brickwork construction, concrete floors beneath a pitched roof incorporating translucent roof lights. The open plan showroom area leads directly through to a warehouse with roller shutter access directly on to an adjacent secure and fenced yard with gated access. The roller shutter measures 3.15 m (height) x 2.58 m (width)

At first floor level, the building provides a mixture of private and open plan offices. The offices can be separately accessed from a rear entry point and these offices can be taken in addition or separately to the ground floor showroom and warehouse areas.

Externally, the sites as a whole provides 40 car parking spaces with a loading/unloading area within a secure fenced compound. Parking is available immediately in front of the retail/showroom area and the site is directly accessed off Long Lane

Additional first floor showroom space overlooking the junction of Mucklow Hill and Long lane is available separately or combined.

ACCOMMODATION

Retail / Showroom Area - 2,526 sq ft
Warehouse - 2,629 sq ft

First floor office -1,453 sq ft
Total - 6,608 sq ft

Additional First Floor Showroom - 2,908 sq ft

The site can be split. The showroom, warehouse, first floor office and first floor showroom are available separately or combined.

Please contact the agent for further details.

SERVICES

We are advised that mains water, drainage, gas and electricity are connected/or available.

Interested parties are advised to check this position with their advisors/contractors.

RENTAL

Showroom/Warehouse with first floor offices - £32,500 pax
First Floor Showroom - £15,000 per annum exclusive.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Borough Council.

LEASE

The property is available by way of a sub-letting on terms to be agreed.

BUSINESS RATES

Interested parties should enquire to the Local Authority to confirm their specific liability.

WEBSITE

An EPC is being carried out and will be available shortly.

WEBSITE

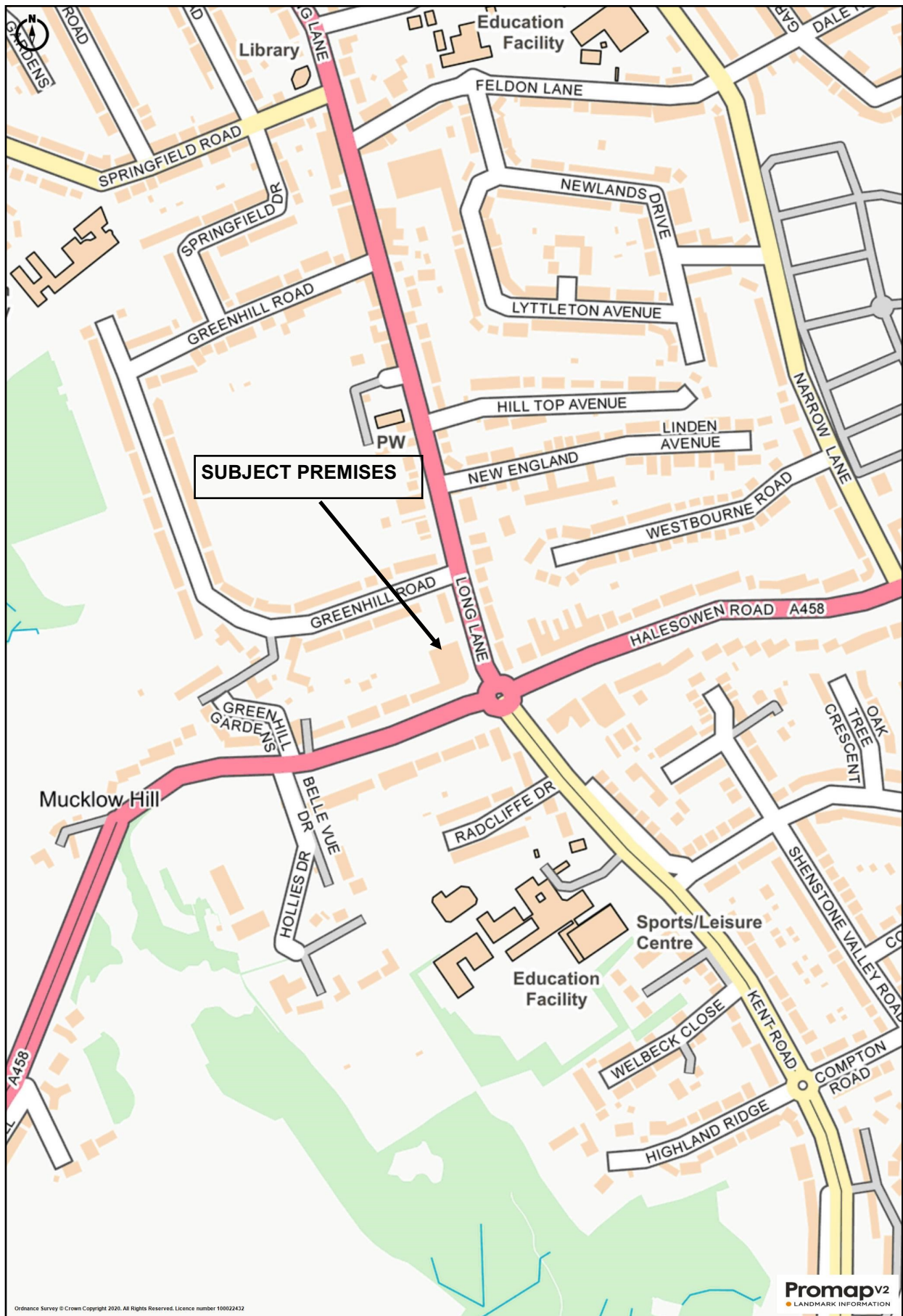
Aerial photography and further information is available at: bulleys.co.uk/longlane.

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 06/20.





IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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