

**RETAIL UNIT  
AVAILABLE TO LET**

**UNIT 1  
TRAVELDGE DEVELOPMENT  
WHITEHALL ROAD  
HALESOWEN  
B63 3JS**



**LOCATION**

The premises are located on Whitehall Road beneath Travelodge at the roundabout junction with Dudley Road and Mucklow Hill.

**DESCRIPTION**

The premises comprise ground floor retail premises having large double doors leading from the main car park and a return frontage to the access road.

**ACCOMMODATION**

The premises comprise of the following approximate areas:-

<b>Ground Floor Sales Area</b>	<b>49.75m<sup>2</sup></b>	<b>535 sq ft</b>
<b>Ground Floor Kitchen/Staff</b>	<b>10.69m<sup>2</sup></b>	<b>115 sq ft</b>

**TENURE**

The premises are to be made available by way of a new effectively full repairing and insuring lease for a term of 10 years.

**RENT**

£10,000 pax.

**EPC**

A copy of the Energy Performance Certification can be made available upon request.

**PLANNING**

We understand the property has an existing Open A1 Planning Consent, but would recommend that any ingoing tenant makes their own enquiries via the Local Planning Authority.

**SERVICE CHARGE**

There is a service charges levied upon the property. Further details upon request.

**RATEABLE VALUE**

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

<b>Rateable Value (2017 Assessment)</b>	<b>£7,600</b>
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We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

**LEGAL COSTS**

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

**VIEWING**

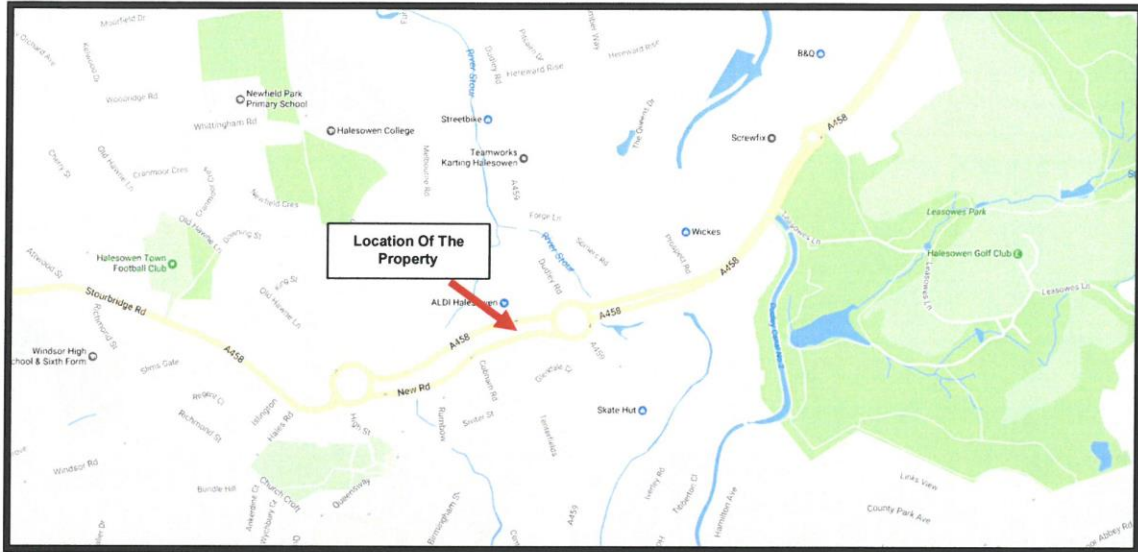
Viewing is strictly by prior appointment with the Sole Retained Agents.

**Andrew Benson**  
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Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)

**All transactions are stated exclusive of VAT  
Subject to Contract**

**Date: October 2018**

**0121 454 4004**



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