

TO LET



RETAIL UNIT FOR SALE OR TO LET 140 HALESOWEN ROAD, OLD HILL, B64 5LP



LOCATION

The premises are prominently located close to the junction with Reddall Hill Road. The property is close to KFC Drive-Thru and Tick Tock Children's Nursery.

DESCRIPTION

The premises comprise a ground floor shop with first floor storage/office space.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

AVERAGE INTERNAL WIDTH	26'3"	8.0 m
SHOP DEPTH	34'3"	10.4 m
NET SALES AREA	850 sq ft	79 sq m
KITCHEN	80 sq ft	7 sq m
TOILET FACILITIES		

FIRST FLOOR

STORAGE/OFFICES	960 sq ft	89 sq m
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LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

SALE

The freehold interest is available at a price of £187,500.

RENTAL

£13,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £9,200

Rates Payable 2018-2019: £4,416

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 70 (Band C). A copy of the certificate is available upon request.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rental/price, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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