

FOR SALE



FOR SALE OR TO LET

94 HIGH STREET, BRIERLEY HILL, DY5 3AP



LOCATION

This substantial property is located on the main High Street close to Brierley Hill Market Hall.

DESCRIPTION

The premises comprise a vacant ground floor retail unit, together with three studios and two flats on the upper floors which are currently let and producing a gross income of £17,600 per annum.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

VACANT GROUND FLOOR RETAIL UNIT

AVERAGE INTERNAL WIDTH	24'6"	7.5 m
SHOP DEPTH	63'0"	19.2 m
NET SALES AREA	1575 sq ft	146 sq m
REAR STAFF AREA	100 sq ft	9 sq m
TOTAL NET GROUND FLOOR	1675 sq ft	155 sq m
MALE & FEMALE TOILETS		

TENURE

Freehold.

PRICE

£295,000.

ALTERNATIVELY

The ground floor retail unit is available to let on a new fully repairing and insuring lease for a term of years to be agreed upon at a rental of £15,000 per annum (exclusive of Rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £13,500

Rates Payable 2017-2018: £6,467

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 68 (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 not payable on the price/rental, 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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