

FOR SALE OR TO LET



Former Brotherton Cycles 275 HALESOWEN ROAD, OLD HILL, B64 6NP



LOCATION

The premises which have been an established cycle shop for approximately 50 years are located on Halesowen Road in the centre of Old Hill.

DESCRIPTION

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

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	10'3"	3.1 m
TOTAL DEPTH	77.8"	23.7 m
TOTAL GROUND FLOOR AREA	770 sq ft	71 sq m

FIRST FLOOR

SALES/STORAGE	310 sq ft	29 sq m
REAR YARD	400 sq ft	37 sq m

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.

RENTAL

£10,000 pa (exclusive of rates).

TENURE

Freehold. (The freehold sale will not include the rear yard of 400 sq feet)

PRICE

£135,000.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £3,950

Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC certificate will be available shortly.

BUILDING INSURANCE

Building insurance for the current year is £350.00 per annum

LEGAL COSTS

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

VAT

We understand that VAT is not payable on the rental/price however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

360 degree External Video - <https://youtu.be/v8XKjxX1gBo>

Internal Video - <https://youtu.be/OiCTk1eGZEc>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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