

TO LET



New Retail Premises. Unit 1 217 HALESOWEN ROAD, OLD HILL, B64 6JQ



LOCATION

The proposed new premises are located close to the junction with King Street.

DESCRIPTION

The premises comprise a purpose-built retail unit which will be adjacent a **new Heron Food Store**. The new unit has a shop front and will be to shell specification with electricity and water connections provided.

The development has car parking adjacent to the retail units.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
GROUND FLOOR AREA	860 sq ft	80 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

£15,000 pa (exclusive of rates)

RATING ASSESSMENT

We are advised that the rating assessment is to be assessed once the unit is completed.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available once the unit is completed.

LEGAL COSTS

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

VAT

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

VIEWINGS

Strictly by prior appointment with:-
AMT Commercial, tel: **01527 821 111**

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.