

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SELF-CONTAINED RETAIL/OFFICE UNIT



**132B HIGH STREET, BRIERLEY HILL, DUDLEY,
DY5 3BB**

1,000 SQ FT (93.0 SQ M)

- GROUND FLOOR RETAIL/OFFICE
- MAIN ROAD FRONTAGE
- MEZZANINE FLOOR
- PROMINENT LOCATION

T: 0121 285 3535
F: 0121 285 3536
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located within a parade of shops fronting the main High Street close to the junction with Pearson Street in Brierley Hill. The main High Street provides a variety of retail shops, restaurants, takeaways and other independent businesses. The property is approximately 3 miles from Stourbridge Town Centre and 1.5 miles from Intu Merry Hill Shopping Centre. Cradley Heath train station is approximately 1.5 miles from the subject premises.

DESCRIPTION

The building comprises a mixed-use property of traditional brick construction with a flat roof with multiple self-contained retail units on the ground floor and further accommodation on the upper floors. Internally the vacant accommodation on the ground floor benefits from a glazed shop frontage, laminated flooring, slat walls, a mixture of LED light panels and ceiling spotlights, WC accommodation & kitchen facilities. On the first floor there is a small mezzanine storage area accessed via a staircase to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	855	79.5
First Floor	145	13.5
TOTAL	1,000	93.0

PLANNING

We have been informed by the landlord that planning permission has been granted for A1 use.

Interested parties should contact Dudley Metropolitan Borough Council Planning Department on 01384 814136.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available at a rent of £10,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £4,900. Rates payable will be in the region of £2,347.10 per annum. Small business rates relief may apply.

Interested parties are advised to make their own enquiries to Dudley Metropolitan Borough Council on 0300 555 8000.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

Arjamand Farooqui BSc (Hons)	Kiran Sagoo
Tel: 0121 285 3535	Tel: 0121 285 3535
Mob: 07929 410 481	Mob: 07840 805 512
Email: af@masonyoung.co.uk	Email: kiran@masonyoung.co.uk



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0121 285 3535
www.masonyoung.co.uk

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