

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES



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

525 SQ FT (48.8 SQ M)

- GROUND FLOOR ONLY
- METAL CONCERTINA SHUTTER DOOR
- SELF-CONTAINED
- FLEXIBLE TERMS

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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. Internally the vacant accommodation on the ground floor benefits from a glazed shop frontage, laminated flooring, plastered and painted walls, suspended ceiling with LED lights, WC accommodation & kitchen facilities.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|------------|-------------|
| Ground Floor | 525 | 48.8 |
| TOTAL | 525 | 48.8 |

PLANNING

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 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

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

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