

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

GROUND FLOOR RETAIL PREMISES  
WITH REAR CAR PARKING



**82 LONG LANE, HALESOWEN,  
WEST MIDLANDS, B62 9DJ**  
**419 SQ FT (38.9 SQ M)**

- PROMINENT LOCATION
- VARIETY OF USES (STP)
- ON SITE CAR PARKING
- FLEXIBLE TERMS

T: **0121 285 3535**  
F: **0121 285 3536**  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated in a prominent location on Long Lane in Halesowen. The property is located on the main A4034, which leads directly onto the A458 Mucklow Hill, providing access to junction 3 of the M5 motorway. The property is located approximately 4½ North West of Dudley and 7½ miles East of Birmingham City Centre. Junction 2, of the M5 motorway is located approximately 3 miles south east from the premises, providing direct access to Birmingham. Old Hill train station is located approximately 1½ miles west from the property, which provides access to Birmingham City Centre and the surrounding areas. The property is located within a retail parade and occupiers mainly include fast food and beauty and aesthetics businesses. The surrounding area is predominantly residential.

## DESCRIPTION

The property comprises of a two-storey property of brick-built construction surmounted by a pitched tiled roof. Internally, the ground floor retail premises benefits from a solid floor with laminate covering, plastered and painted walls, suspended ceiling with LED and fluorescent strip lights, glazed shop front, gas central heating, kitchen and WC facilities. The property is accessed via a double glazed door.

Externally, the property benefits from an electric metal shutter and parking to the rear.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	419	38.9
<b>Total</b>	<b>419</b>	<b>38.9</b>

## PLANNING

Interested parties are advised to make their own enquiries to Dudley MBC 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 on a leasehold basis at a quoting rent of £9,500 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £3,450. Rates payable will be in the region of £1,721.55 per annum. The property is eligible for small business rate relief.

Interested parties are advised to make their own enquiries to Dudley MBC 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.

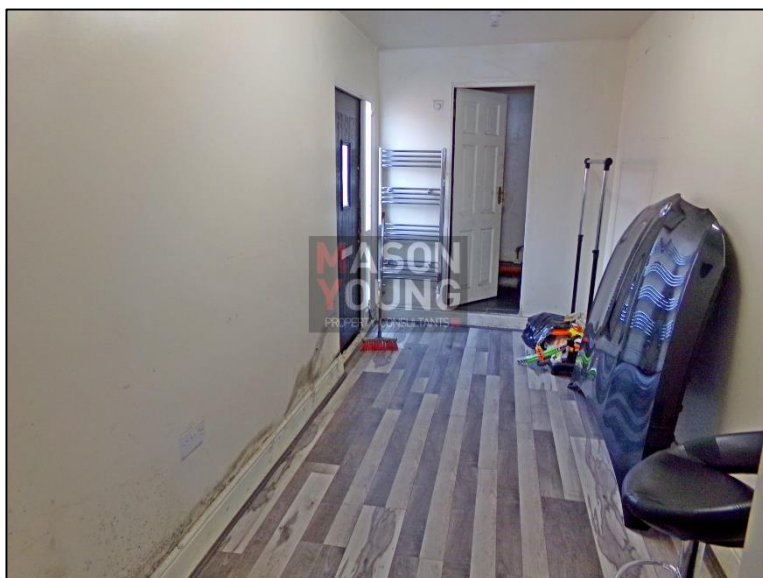
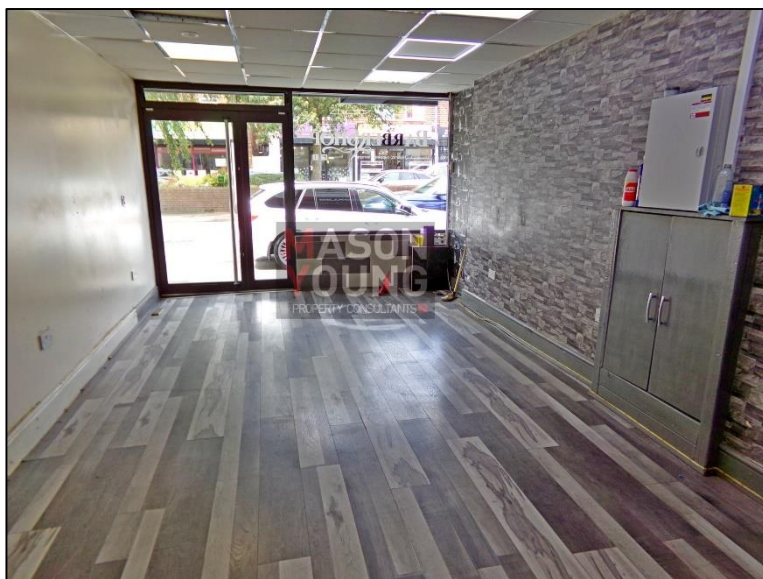
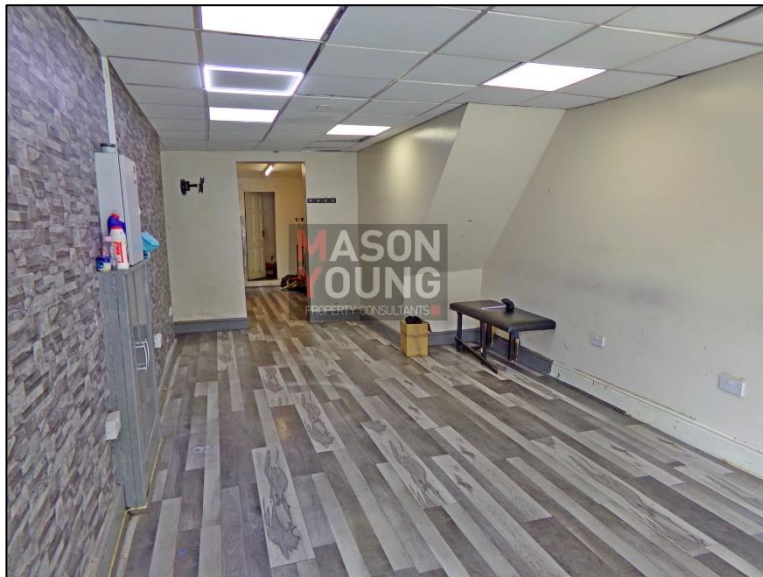
## CONTACT DETAILS

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)



**Property Misrepresentation Act:** Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.