

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL WITH
FIRST FLOOR ACCOMODATION



**8 HALESOWEN STREET, BLACKHEATH,
ROWLEY REGIS, B65 0HG**
1,620 SQ FT (150.5 SQ M)

- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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 in Black Heath in the West Midlands and occupies a prominent and highly visible trading position on Halesowen Street within the busy town centre. Black Heath market is located within close proximity of the property and the area offers an abundance of large retailers to include Sainsbury's Supermarket, Lidl, Poundland and Lloyds Bank along with other independent retailers. The town can be easily accessed with junction 2 of the M5 motorway being approximately 2 miles distant, Oldbury approximately 2.5 miles, West-Bromwich approximately 3.9 miles and Dudley approximately 4 miles.

DESCRIPTION

The property comprises of a mid-terrace two-storey building of brick-built construction surmounted by a pitched tiled roof. Internally, the premises benefit from a solid floor with a mixture of tiled and carpet floor covering, plastered and painted walls and suspended ceiling with fluorescent strip lighting, kitchen and bathroom facilities. Externally, the property benefits from a glazed shop front, electric metal shutter and a rear garden.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement	219	23.3
Ground Floor	898	91.9
First Floor	412	38.2
Total	1,620	150.5

PLANNING

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

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 £22,500 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 £6,500. Rates payable will be in the region of £3,243.50 per annum. Small business rate relief may apply.

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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

