

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR
RETAIL/OFFICE PREMISES**



**151 DUDLEY ROAD, BRIERLEY HILL,
DUDLEY, DY5 1HG**

844 SQ FT (78.4 SQ M)

- PROMINENT LOCATION
- VARIETY OF USES (STP)
- SELF-CONTAINED
- FLEXIBLE TERMS

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

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a prominent location on Dudley Road in Brierley Hill. The building is located within convenient access of local amenities including pubs, restaurants, shopping facilities and transport links. Merry Hill Shopping Centre is located approximately 1 mile south east and Dudley Town Centre is located approximately 2.5 miles north east from the subject premises. Cradley Heath Train Station is located approximately 2.3 miles south east from the property, providing regular links into Birmingham City Centre and the surrounding areas.

DESCRIPTION

The property comprises of a two-storey detached building of brick built construction surmounted by a pitched tiled roof. Internally, the ground floor property benefits from glazed shop front with metal electric shutters, solid floor with vinyl covering, plastered & painted walls and ceiling, fluorescent strip lights, kitchenette and WC facilities. The property also has a basement and rear garden.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	653	60.6
Basement	191	17.8
Total	844	78.4

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 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 £12,000 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 £6,200. Rates payable will be in the region of £3,093.80 per annum.

Interested parties are advised to make their own enquiries to Dudley Metropolitan Borough Council on 0300 050 150.

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



**MASON
YOUNG**
PROPERTY CONSULTANTS ■
0121 285 3535
www.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 purchaser/s 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.