

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**GROUND FLOOR RETAIL PREMISES**



**93 HIGH STREET, CRADLEY HEATH,  
BIRMINGHAM, B64 5HE**  
**388 SQ FT (36 SQ M)**

- HIGH STREET LOCATION
- PROMINENT FRONTAGE
- SELF-CONTAINED
- VARIETY OF USES - STP

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated in a prominent location on the High Street in Cradley Heath. The area is well-connected, with regular public transport services, including buses and trains. The nearest motorway is the M5, just around 3 miles away, providing excellent connectivity to the wider motorway network and the rest of the UK. Cradley Heath itself offers a variety of local amenities, including shops, cafes, and schools. Cradley Heath Train Station is located approximately 0.3 miles and Dudley Town Centre is located 4 miles north from the subject premises.

## DESCRIPTION

The property comprises a vacant ground floor retail within a three-storey mid-terraced brick-built building surmounted by a pitched tiled roof. Internally the property benefits from tiled walls and floors, a suspended ceiling, a stainless steel sink, fluorescent strip lights, a cold store, an extraction canopy, a glazed shop front and metal shutters.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	388	36
<b>TOTAL</b>	<b>388</b>	<b>36</b>

## 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 £15,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

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

## 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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