

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SELF-CONTAINED RETAIL/OFFICE UNITS



**PREMIER MALL, 8 PECKINGHAM STREET,
HALESOWEN, B63 3AW**

90.4 – 1,267.5 SQ FT (8.4 – 117.8 SQ M)

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

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Peckingham Street in Halesowen town centre, located just off the A458 (Queensway), which provides direct access to both Dudley and Birmingham. The location benefits from good public transport links, with Halesowen Bus Station approximately 0.2 miles away, offering regular services to surrounding areas. Junction 3 of the M5 motorway is situated approximately 2.5 miles to the east, providing access to the wider national motorway network.

DESCRIPTION

The property comprises a single-storey indoor retail arcade of brick construction, surmounted by a flat roof and set behind a glazed shop front secured with an electric metal roller shutter. The internal layout is arranged to provide a central corridor with eight self-contained retail units on either side, each accessed via individual glazed frontages. Internally, the premises benefit from a tiled floor throughout the communal areas, plastered and painted walls, and a suspended ceiling with inset LED lighting. Each unit is separately metered for electricity and some units incorporate private W/C facilities. A communal W/C area is situated at the rear of the mall, along with additional service access. Fire detection systems and emergency lighting are installed throughout the building. The mall is accessed via a single customer entrance fronting Peckingham Street and includes secondary access to the rear for loading and servicing. A CCTV system is installed, and the internal areas are configured for signage and display fittings. The units are arranged to accommodate a variety of retail configurations within the enclosed arcade format.

ACCOMMODATION

Please refer to the accommodation table below

PLANNING

Interested parties should contact Dudley MBC Planning Department on 01384 814136.

SERVICES

We are advised all main services are connected to include 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 PER FORMANCECERTIFICATES

Details available upon request.

TENURE/RENT

The units are available on a leasehold basis. All quoting rents are detailed in the table below, subject to contract. Terms to be agreed.

SERVICE CHARGE

The Landlord is to levy a service charge in relation to the upkeep and maintenance of the communal areas.

BUSINESS RATES

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

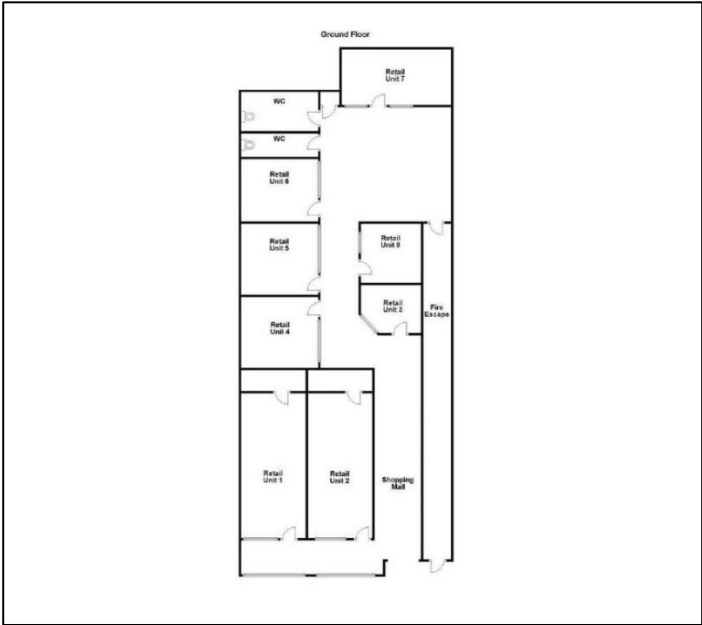
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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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.

ACCOMODATION TABLE

UNIT	SQ M	SQ FT	RENT (PCM)	RENT (PER ANNUM)
Unit 1	23.4	251.9	£645	£7,740
Unit 2	23.4	251.9	£645	£7,740
Unit 3	8.4	90.4	£245	£2,940
Unit 4	11.6	124.3	£345	£4,485
Unit 5	11.6	124.3	£345	£4,140
Unit 6	11.6	124.3	£345	£4,140
Unit 7	18.9	203.4	£645	£7,740
Unit 8	9	96.9	£275	£3,300
Total	117.8	1,267.5		