

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

OFFICE/RETAIL PREMISES

**100 CROSSWELLS ROAD, OLDBURY,
WEST MIDLANDS, B68 8HH**



500 SQ FT (46.5 SQ M)

- SELF-CONTAINED
- ON SITE CAR PARKING
- MODERN PREMISES
- FLEXIBLE TERMS

■
MY BUSINESS SPACE
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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is situated fronting the B4182 Crosswells Road close to the junction with Vicarage Road & Dog Kennel Lane. Birmingham City Centre is located 4.8 miles East of the subject premises. Birchley Island is approximately 1 mile from the premises and provides easy access to Wolverhampton & the wider Birmingham area. The M5 motorway is located approximately 1.5 miles from the property.

Description

The property is an industrial type building which has been separated to create a self-contained retail/office unit on the ground floor. The unit benefits from a glazed frontage, an electric metal roller shutter and internally benefits from carpets, plaster & painted walls, a suspended ceiling, telephone & power points and WC facilities. There is parking available to the front of the property for several vehicles.

Accommodation

| 100 CROSSWELL ROAD | SQ FT | SQ M |
|--------------------|------------|-------------|
| Ground Floor | 500 | 46.5 |
| TOTAL | 500 | 46.5 |

Planning

Please refer any queries to Sandwell Metropolitan Borough Council Planning Department on 0121 569 4054.

Services

We are advised all main services are connected.

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

The property is available at a rent of £6,000 per annum on a FRI basis, subject to contract. Terms to be agreed.

Business Rates

The property is currently listed within the 2015 rating listing as having a rateable value of £2,700. Rates payable will be in the region of £1,293.30 per annum.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1100.

Legal Costs

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

VAT

We understand that the property is not elected for VAT.

Viewing

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

Contact Details

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