

LEISURE, MIXED USE | FOR SALE

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183 HIGH STREET, BLACKHEATH, ROWLEY REGIS, B65 0DU
1,473 SQ FT (136.85 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Retail investment let in its entirety to Age UK Limited at a passing rental of £10,000 (exclusive) Per annum

- NIA 1,473 ft²
- Offers in excess of £140,000
- High Street Location
- Lease expiry in 2033

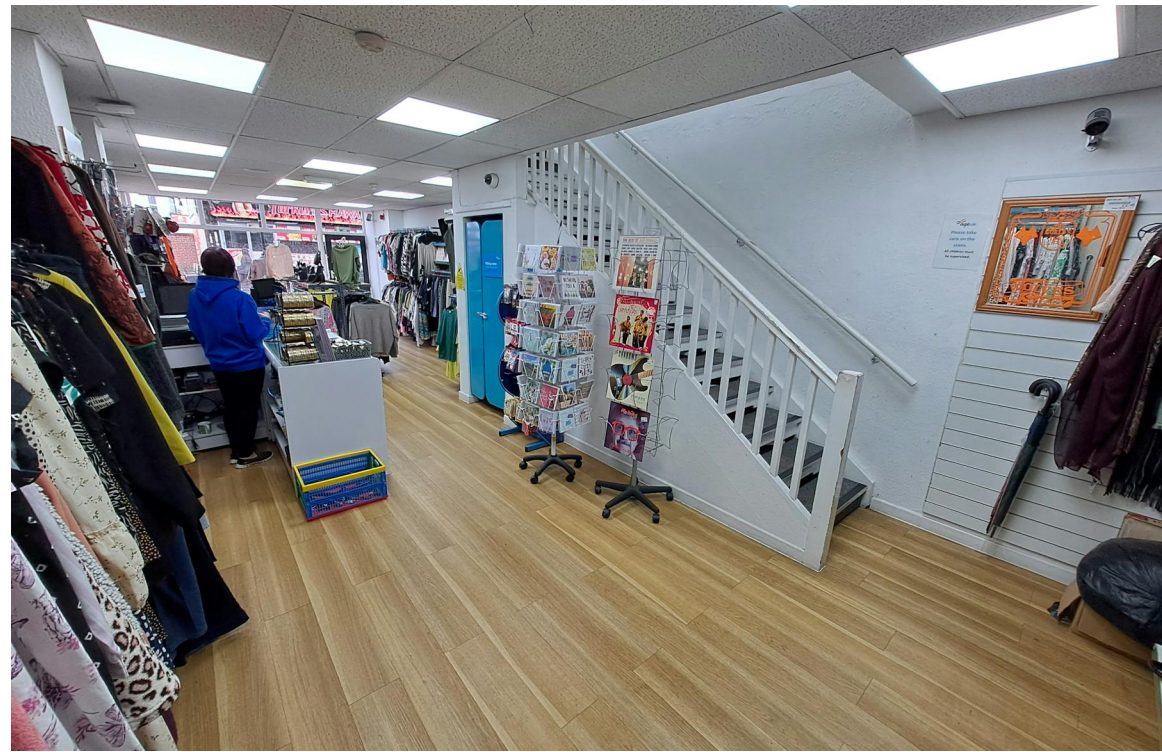


DESCRIPTION

The property comprises an end-terraced building of traditional masonry construction surmounted by a pitched tiled roof. The accommodation is arranged over ground and first floors to provide a retail unit at ground floor level together with ancillary/retail accommodation to the first floor, accessed via an internal stairwell.

The premises benefit from a glazed shop frontage and occupy a prominent position within a well-established retailing pitch, offering good visibility and trading potential.

Part of the ground floor to the rear has been sold off on a long leasehold basis.

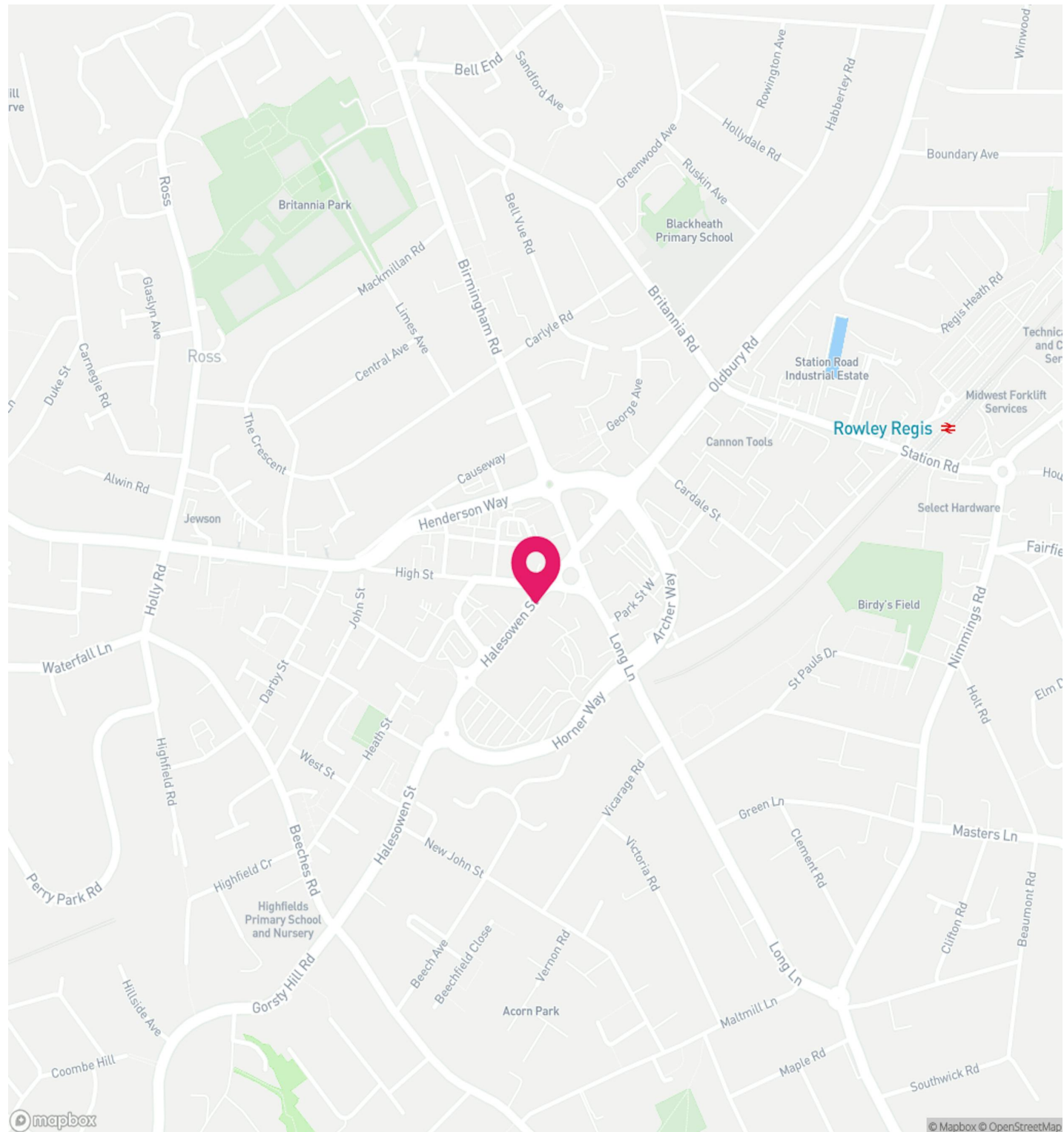


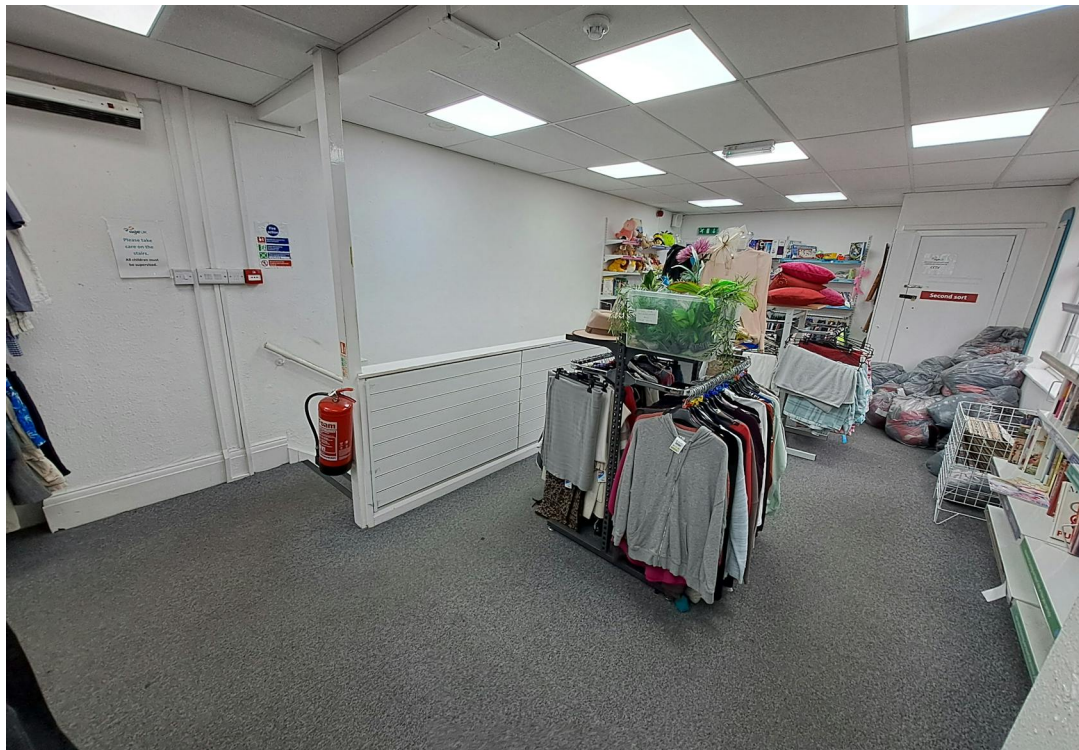
LOCATION

/// //SMALL.ADMIRE.CROP

The property is prominently situated fronting High Street in the established town centre of Rowley Regis, an area which forms part of the wider Black Country conurbation approximately 8 miles west of Birmingham City Centre. The High Street provides a busy retailing pitch with consistent pedestrian footfall and is home to a mix of local independent operators and well-known national occupiers.

The location benefits from good connectivity, with convenient access to the A458, A4034 and A4123, providing direct links to Birmingham, Dudley and the wider West Midlands, whilst Junction 3 of the M5 motorway lies within close proximity, offering access to the national motorway network. Rowley Regis railway station is also readily accessible, providing regular services to Birmingham and the surrounding areas.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	524	48.68	Available
1st - Retail and Stores	949	88.16	Available
Total	1,473	136.84	

SERVICES

We understand that the premises has the benefit of all mains services.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

RATEABLE VALUE

£11,250. Tenant responsibility

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £140,000

EPC

C (67)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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