

RETAIL | TO LET

[VIEW ONLINE](#)



10-12 WOLVERHAMPTON ROAD, OLDBURY, B68 0LH

2,000 SQ FT (185.81 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Ground Floor Premises with Open Plan Layout

- WC Facilities
 - New Skylights
 - Secure Car Park
 - Refurbished
 - Nearby to Prominent Retail Business
 - Quoting £28,000 Per Annum
-



DESCRIPTION

The property comprises of double ground floor retail premises providing large open plan areas, 2 large rooms to frontage, leading to a sizeable airy slightly upper level at the rear, 3 x separate rooms to the left-hand side of the rear space, one large room to the right which has 2 adjacent access doors.

2 large newly fitted WC/Welfare facilities to the rear, with an additional WC/storeroom centrally located.

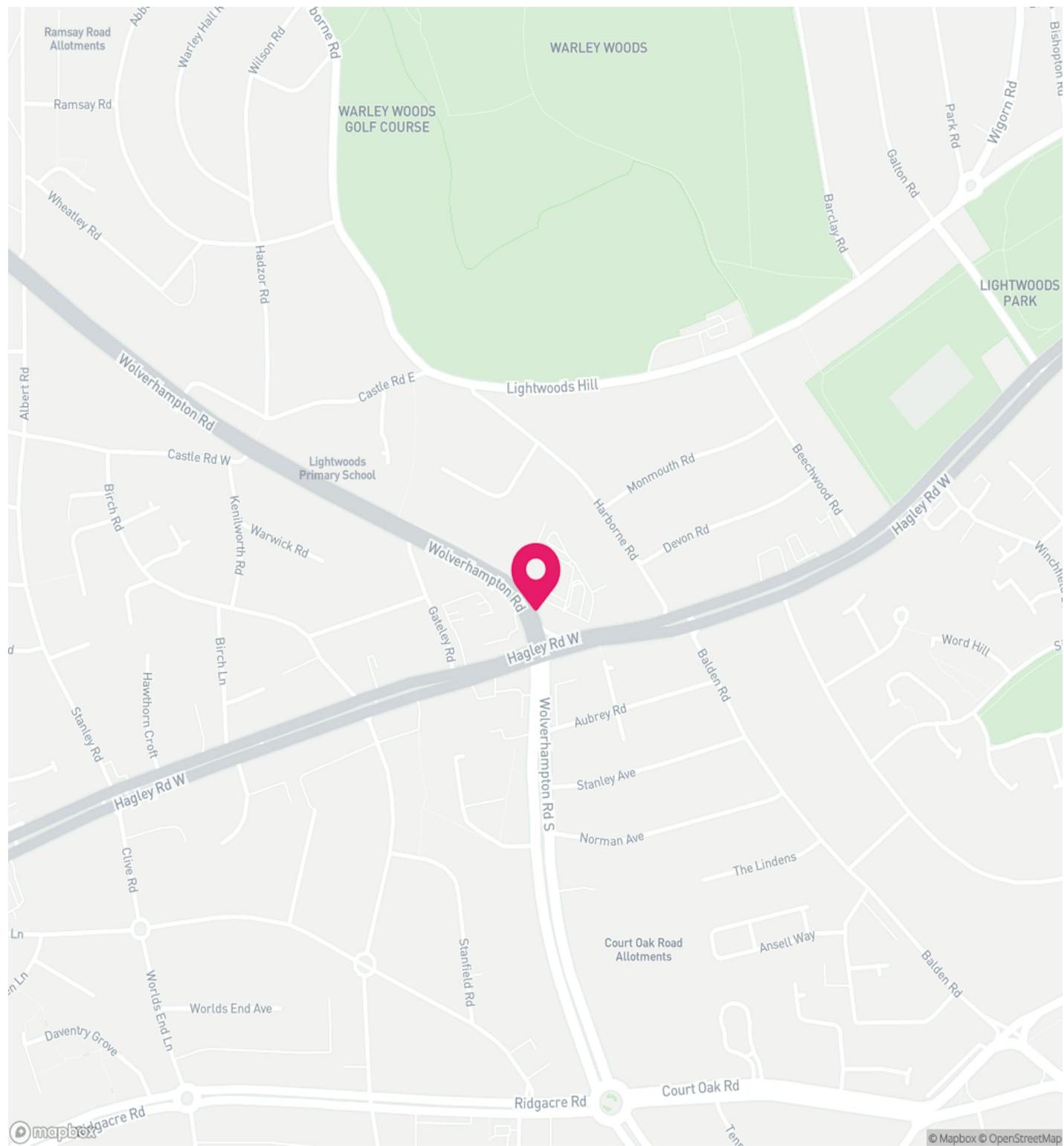
New skylights and modern fluorescent lighting give excellent bright working spaces to all areas of the premises. A rear door leads to a small recreation and secure car park area. There are ample electrical points in every room, and the premises have been totally redecorated and refurbished throughout, except for flooring which can be negotiated on agreement of a new lease.



LOCATION

The property is situated in a highly accessible location, set back from the main A4123 Wolverhampton Road, close to Beech Lanes Cross traffic lights and the main A456 Hagley Road. Junction 2 of the M5 motorway lies 3 miles away, Birmingham City Centre approximately 5 miles and Wolverhampton 10 miles distance.

Neighbouring businesses include Mc Donalds 24-hour, Lifestyle Express, Anytime Fitness, plus two independent Restaurants, Buon Gusto Italian and Natural Greek.



SERVICES

We understand mains water; electric and drainage services are connected to the premises.

We recommend all parties to make their own enquiries.

VAT

Applicable

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£28,000 per annum

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



Edward Siddall-Jones

0121 638 0500

edward@siddalljones.com

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)