

RETAIL, TRADE COUNTER | TO LET

[VIEW ONLINE](#)



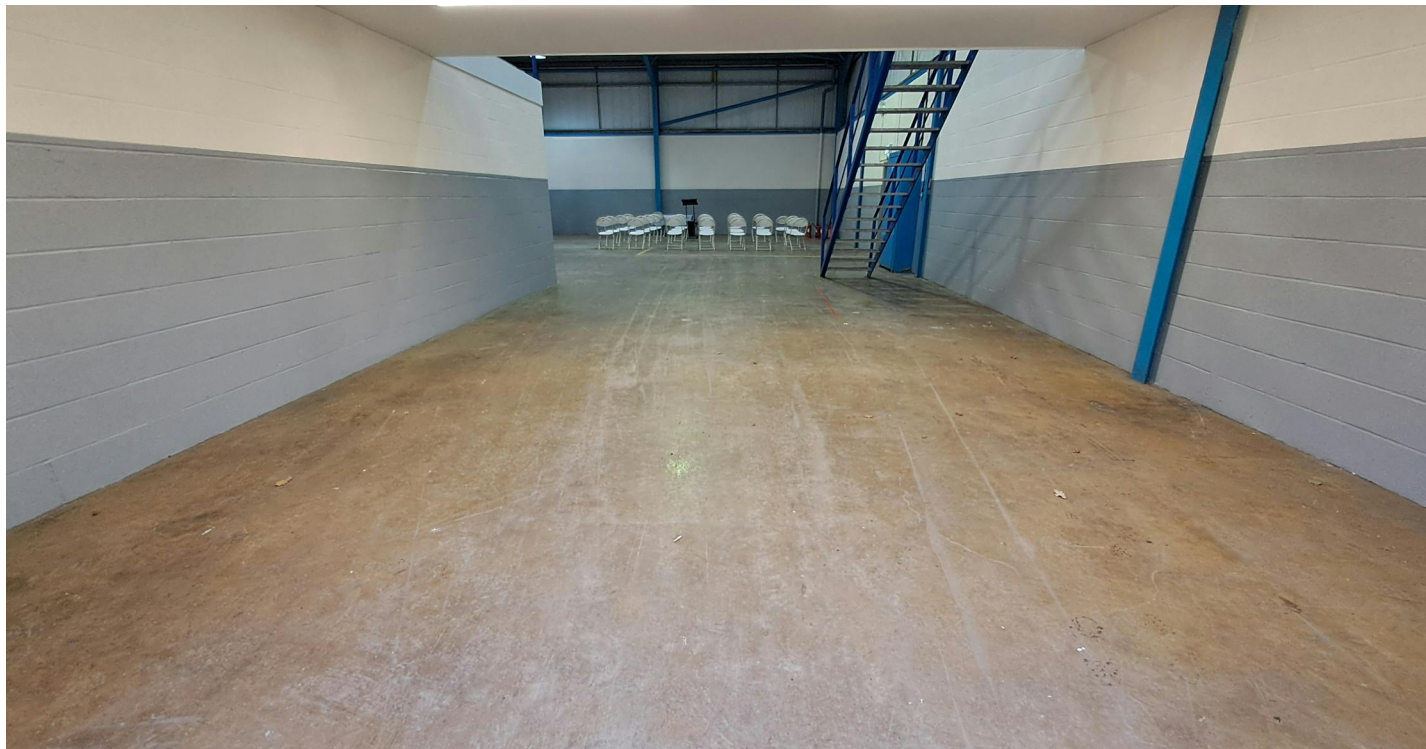
UNIT B DUDLEY ROAD, HALESOWEN, B63 3NJ

4,008 SQ FT (372.36 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Roadside Premises with Parking -
Ideal for Trade Counter

- Prominent Roadside Location
 - Ideal Trade Counter Premises
 - Adjacent to Tesco Express
 - Minimum Eaves Height 6M
 - Allocated Parking
 - Close to Major Motorway Links
 - Three Phase Electricity
-

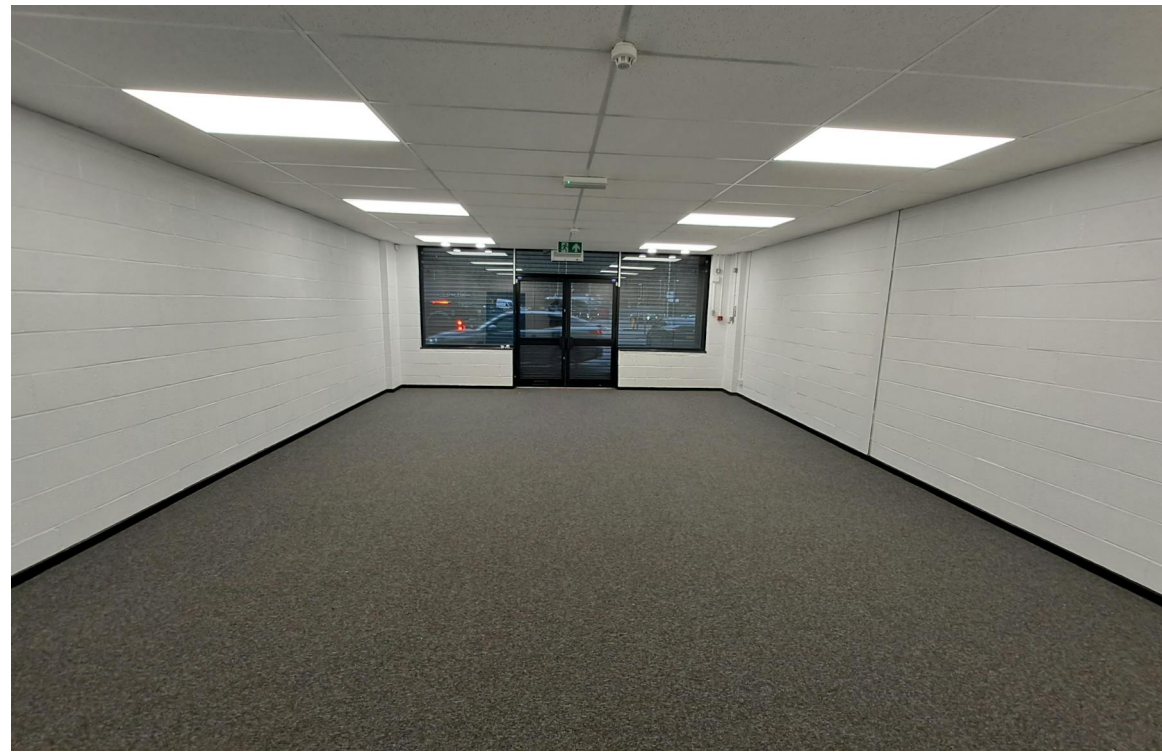


DESCRIPTION

The unit is situated in a prominent roadside position on the Dudley Road (A459) at it's junction with Coombs Road, just outside of Halesowen Town Centre with Tesco Express occupying the neighbouring unit.

Ideally suited for a trade counter, this single storey unit comprises of a shop frontage, with open plan warehouse space to the rear. The unit also benefits from a mezzanine floor, integral offices and staff welfare facilities of a kitchen and WC.

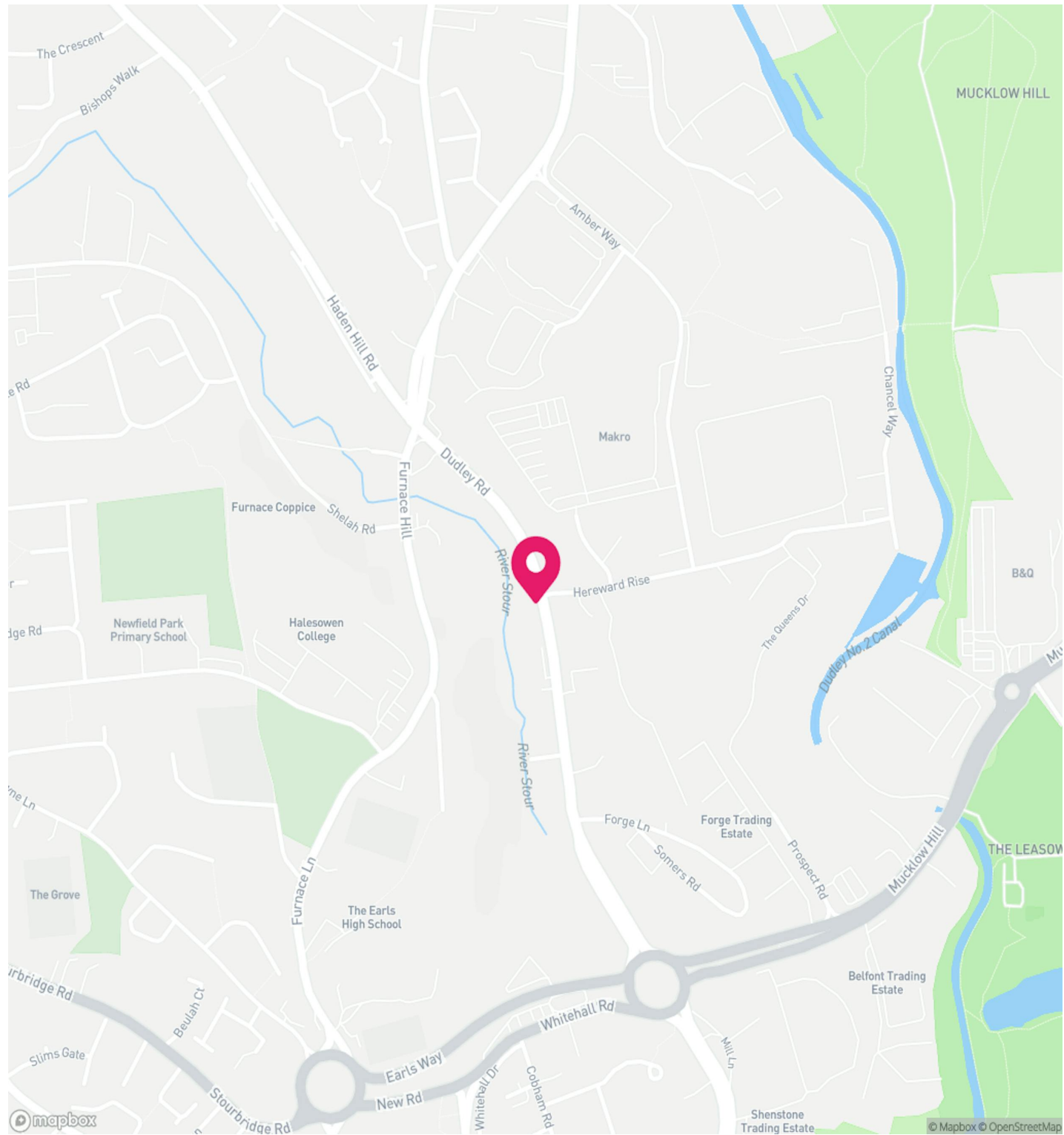
Loading access is provided via a 2.7m roller shutter and tenants will have use of three phase electricity, along with allocated parking spaces to the fore.



LOCATION

The property is located in a prominent position on Dudley Road (A459) adjacent to Tesco Express, at its junction with Coombs Road. Halesowen Town Centre is approximately 1 mile away.

The M5 motorway and national network is easily accessible via Junction 3 (2.5 miles) or Junction 2 (3 miles).





AVAILABILITY

Name	sq ft	sq m
Ground	2,994	278.15
Mezzanine	1,014	94.20
Total	4,008	372.35

SERVICE CHARGE

A service charge is payable on the estate in respect of communal maintenance and management.

TERMS

The premises is available on a new lease for a term of years to be agreed, subject to vacant possession being obtained.

BUSINESS RATES

RV = £34,500

EPC

C (70)

USE CLASS

We understand that the premises is suitable for operation under Use Class E (Commercial, Business and Service). We understand that the premises may be suitable for alternative uses, subject to obtaining the necessary planning permission.

SERVICES

We understand that the premises benefits from mains electric, water and drainage connections.

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

VAT

Applicable

LEASE

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

RENT

Rent on application

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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