



Picton Jones & Co

0121 643 3232

## TO LET SHOP & PREMISES 3 HAGLEY STREET HALESOWEN, B63 3AS



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### TENURE

The Premises are held by way of Existing Lease for a Term of 5 Years from the 12<sup>th</sup> July 2017 on effective FRI Terms, Tempered by a Schedule of Condition, at a Rental of:-

Year 1 & 2	£21,500 p.a.x
Year 3	£23,000 p.a.x
Year 4	£24,000 p.a.x
Year 5	£25,000 p.a.x

Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings.

### SITUATION/LOCATION

Halesowen is in the Metropolitan Borough of Dudley, circa 6 Miles South of Dudley and 8 Miles South West of Birmingham.

The A458 runs through the Town and Junction 3 of M5 is 1.5 West of the Town Centre.

The Town has a Primary Catchment Population with in excess of 55,000 with a Catchment Population of 740,000 within 10 KM of the Town Centre.

The Shop is Located in an absolutely Prime Trading Location opposite the Entrance to the Cornbow Shopping Centre and close by to the Junction of Hagley Street with High Street and Peckingham Street.

Adjoining and nearby Retailers include CEX, Thomas Cook Max Spielmann, Santander, Co-Op Travel, Subway and Card Party – See Plan Over.

### DESCRIPTION/ACCOMMODATION

The Premises benefit from Ground Floor Sales and First Floor Staff & Storage Accommodation, with Servicing Provisions from the Rear. The Shop is Fully Fitted Out with a Modern Shop Front, Lined Walls, Suspended Ceiling, Gridmate Lighting, etc. – Ready to Trade.

Gross Frontage	27'
Internal Width	25' 6"
Narrowing to Rear	10' 4"
Shop Depth	58' 3"
Ground Floor Sales	1,175 sq ft
First Floor Ancillary	1,084 sq ft

### RATEABLE ASSESSMENT:

We are verbally advised that the Retail Premises have a Rateable Value of £30,750.00 and Rates Payable for 2020/2021 of £15,344.25.

A 12 month business rates holiday for all 'eligible' Retail and Leisure Businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this, please contact the Local Authority.

### LEGAL COSTS

The ingoing Tenants to be responsible for all legal costs associated with the transaction.

### VIEWING

**STRICTLY BY APPOINTMENT** The Staff are Unaware of the impending Disposal and Viewing is Strictly through Appointment with the Sole Retained Agents. Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/01/19.).

### SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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