



TO LET

Retail

Unit 1 Clarage House, Long Lane, Halesowen. B62 9LA.

1,077 sq ft (100 sq m) Total NIA

£8,500 pax

LOCATION

The property is part of a mixed use parade in the area known as Shell Corner in Long Lane, close to Blackheath and Halesowen town centres. Access to the surrounding area is via A4034 Long Lane to Blackheath Town Centre to the north and junction 3 of the M5 Motorway to the south.

DESCRIPTION

The property forms a ground floor unit being part of a mixed-use parade with residential accommodation above and retail on the ground floor.

The glazed shop-front is accessible from the slip road off Long Lane and the front retail area opens to a larger sales area to the side. Stores and toilet facilities are also provided.

ACCOMMODATION

	sq m	sq ft
Main Sales	25.97	280
Side Sales	49.34	531
Rear Store 1	17.92	193
Reat Store 2	6.80	73
Total	100.03	1,077

RENT

Quoting rent is £8,500 per annum exclusive.

LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

BUSINESS RATES

Unit 1 Clarage House is assessed by the Valuation Office Agency as a single property with a total Rateable Value of £4,000.

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

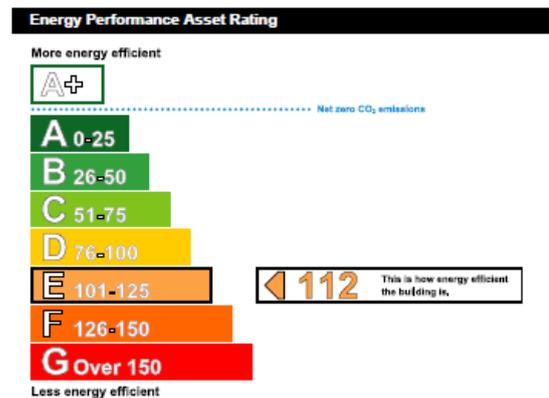
SERVICE CHARGE

A service charge is payable by the occupiers at Clarage House to cover the cost of maintenance and upkeep of communal areas.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

EPC



VIEWING

Strictly by prior appointment:

Richard Bache

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SUBJECT TO CONTRACT

December 2019