



TO LET

Ground Floor Retail Premises

105-109 Windmill Hill, Halesowen B63 2BY

TOTAL 2,169 SQ FT (202 SQ M) NIA

£24,000 per annum

LOCATION

The property is situated in an extremely busy position fronting Windmill Hill A458 at the corner with Toys Lane. Windmill Hill is the main arterial route connecting Stourbridge with Halesowen and onward to Birmingham.

DESCRIPTION

The accommodation comprises the ground floor accommodation within the imposing corner brick built property and has 2 access doors as well as a loading shutter door entrance from Toys Lane.

The property has most recently been used for the sale of electrical items, but will lend itself to a variety of alternative use, subject to planning.

Internally the property has carpeted floor, suspended tiled ceiling in the sales area and benefits from gas fired central heating as well as additional blower heaters. Toilet and kitchen facilities are provided and various storage areas including the main stores with roller shutter door access.

ACCOMMODATION

	sq m	sq ft
Sales Area	113.62	1,223
Stores, etc	87.88	946
Total	201.50	2,169

RENT

£24,000 per annum

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

Rateable Value £ 8,300

PLANNING

The property was last occupied under an A1 Use Class. Since 1 September 2020 this has been revised to the new Use Class E.

UTILITIES

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

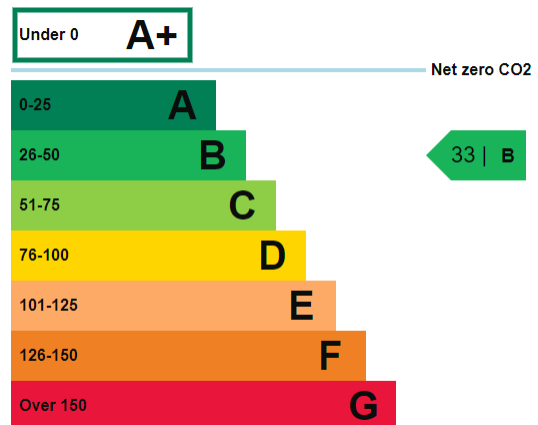
LEGAL COSTS

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

VAT

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

EPC



VIEWING

Strictly by prior appointment:

Richard Bache

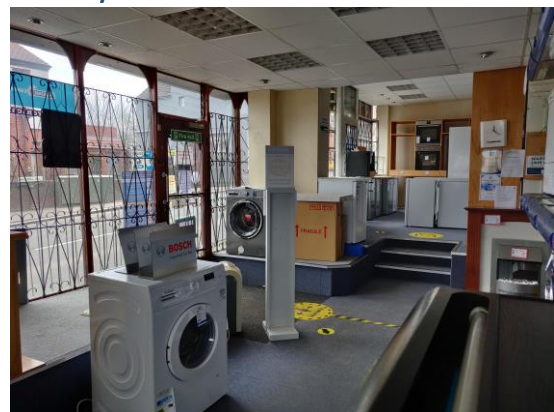
richard.bache@pennycuick.co.uk

Jack Summers

Jack.summers@pennycuick.co.uk

SUBJECT TO CONTRACT

February 2021



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