TO LET

Bond Wolfe

Busy Town Centre, Two Storey Retail Opportunity

49 High Street, Halesowen, West Midlands, B63 3BG

KEY FEATURES

End Parade two storey retail property

Busy town centre retail parade

1,192 sq ft (110.78 sq m) over ground & first floors

Useful first floor ancillary/storage space

Former beauty salon (would suit a variety of uses)

Flexible lease terms

Quoting rent - £15,000 per annum

LOCATION

The property occupies a prominent position in Halesowen Town Centre opposite St John the Baptist Church and at the entry point to the main pedestrianised shopping parade.

Halesowen is situated some 7 miles west of Birmingham city centre and forms part of the West Midlands conurbation. The town is served by the A456 dual carriageway and the A458, both of which provide a rapid link to the M5 Motorway (Junction 3) 2 miles away.

The property is located on the east side of High Street, between its junctions with Church Street and the pedestrianised High Street. Occupiers close by include Wetherspoon, Halifax, and Boots amongst many local traders. The property is also 200 metres from the Cornbow Shopping Centre, which houses Poundland, Specsavers, Greggs, Costa, and Holland & Barrett amongst others.

DESCRIPTION

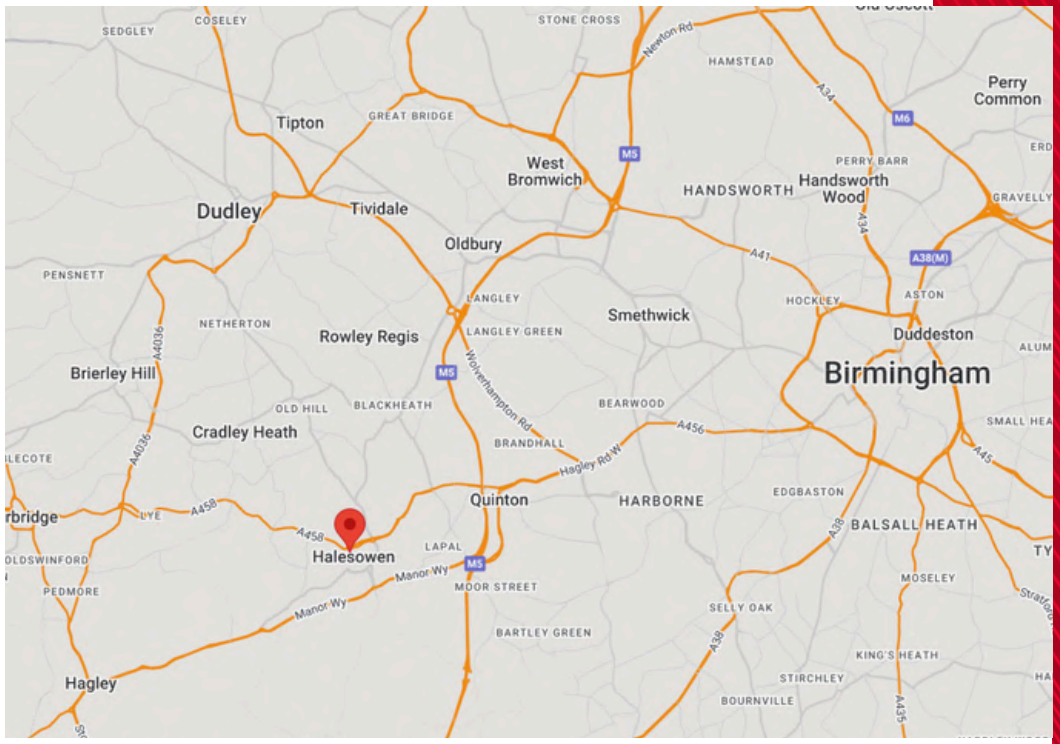
The property is arranged on ground and one upper floor with first floor ancillary accommodation accessed from the rear. The property benefits from a rear access road and a prominent end parade position with a high footfall of passing trade.

ACCOMMODATION

Ground Floor - 756 sq ft (70.45 sq m).
First Floor - 436 sq ft (40.55 sq m).

LEASE TERMS

The property is available on a new lease for a term to be agreed. The quoting rent is £15,000 plus Vat per annum.



VAT

We are advised that VAT is payable in addition to the rent.

BUSINESS RATES

Rateable Value £10,250.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC

Available upon request.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

VIEWINGS

To arrange a viewing of the property, please contact Bond Wolfe on 0121 525 0600 or email agency@bondwolfe.com.

CONTACTS

George Bassi

0121 524 2583
georgebassi@bondwolfe.com

Birmingham Office

0121 525 0600
agency@bondwolfe.com

Bond Wolfe

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition andnecessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.

Bond Wolfe is a trading name of Bond Wolfe Limited. Company Reg No: 11576880 Registered in England and Wales.

Registered office: The Counting House 61 Charlotte Street,, Birmingham, B3 1PX