

SHOP TO LET

97 & 99 High Street,
Brierley Hill, DY5 3AU



LOCATION

Brierley Hill is a principal centre within the densely populated Borough of Dudley in the West Midlands. The town is located approximately 7 miles south of Wolverhampton, 4 miles north of Stourbridge and 10 miles west of Birmingham City Centre.

DESCRIPTION

The property is located on the main high street directly opposite Brierley Hill Market Hall. The premises are located close to the Moor Centre where **Poundland** and **Iceland** are represented.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Internal Width (front):	8.30m	27'3"
Net ground Floor Area:	278.70m²	3,000 sq ft
Basement:	340.48m²	3,665 sq ft

TENURE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (67).

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£17,500 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£21,750**

We suggest that all interested parties should verify the above.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents

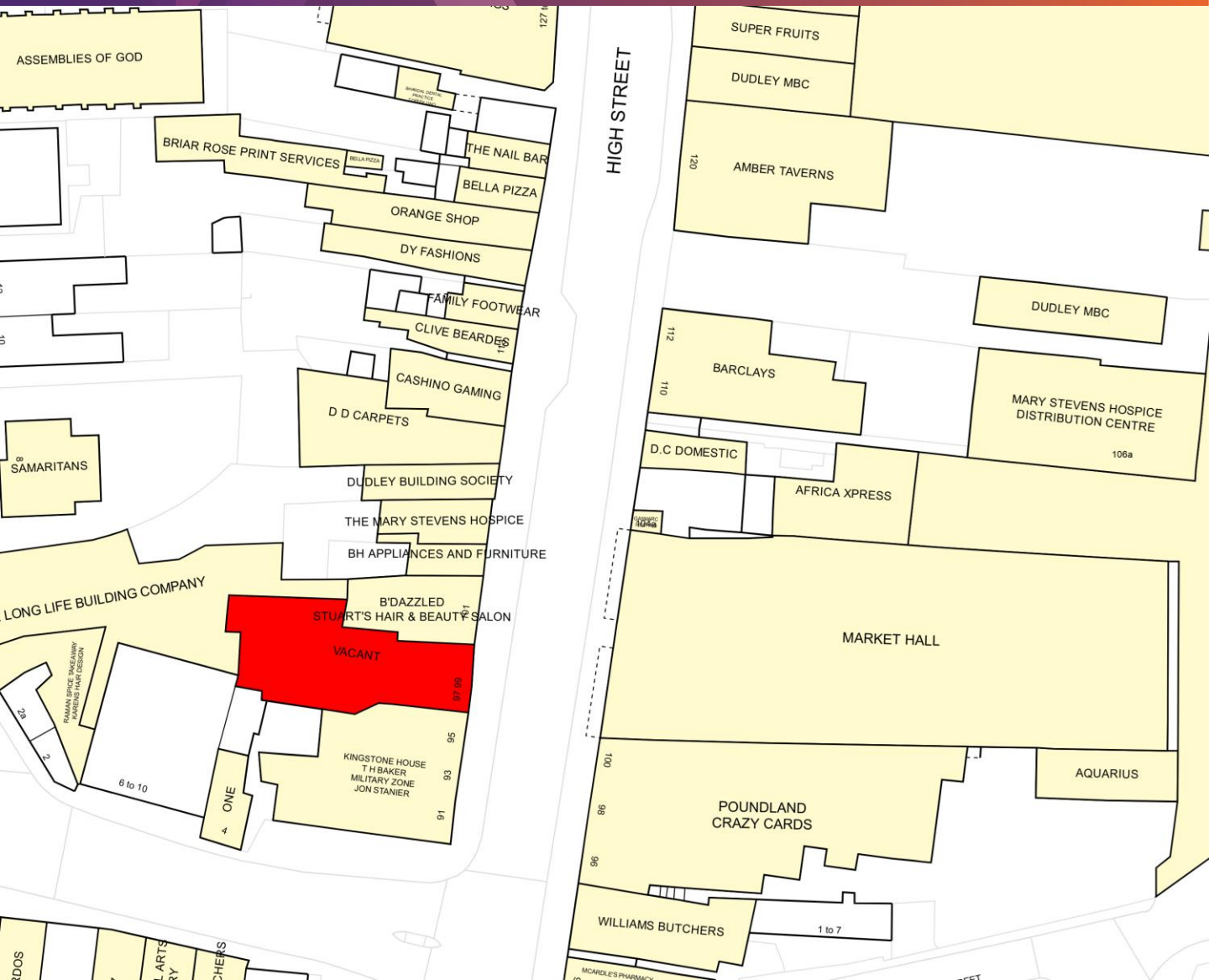
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**



CREATIVE RETAIL
PROPERTY CONSULTANTS

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