

PRIME SHOP TO LET

26 Hagley Street,
Halesowen,
B63 4AU



LOCATION

Halesowen is in the Metropolitan Borough of Dudley, circa 6 miles South of Dudley and 8 miles south west of Birmingham. The town has a primary catchment population of 740,000. The property is located in a prime position on the main retail street which provides direct access into Cornbow Shopping Centre, with retailers in close proximity including **WH Smiths** and **Iceland**.

DESCRIPTION

The premises are arranged over ground and first floor, with the following approximate floor areas;

Ground Floor: 124,49 sq. m 1,340 sq. ft

First Floor: 107.12 sq. m 1,153 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENT

Price on Application (exclusive of VAT)

SERVICE CHARGE

There is an annual service charge of **£1,922** + VAT.

INSURANCE

There is an annual service charge of **£1,069** + VAT.

RATEABLE VALUE

Rateable Value - **£18,250 (2023)**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority.

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 Sole Retained Agents.

SUBJECT TO CONTRACT

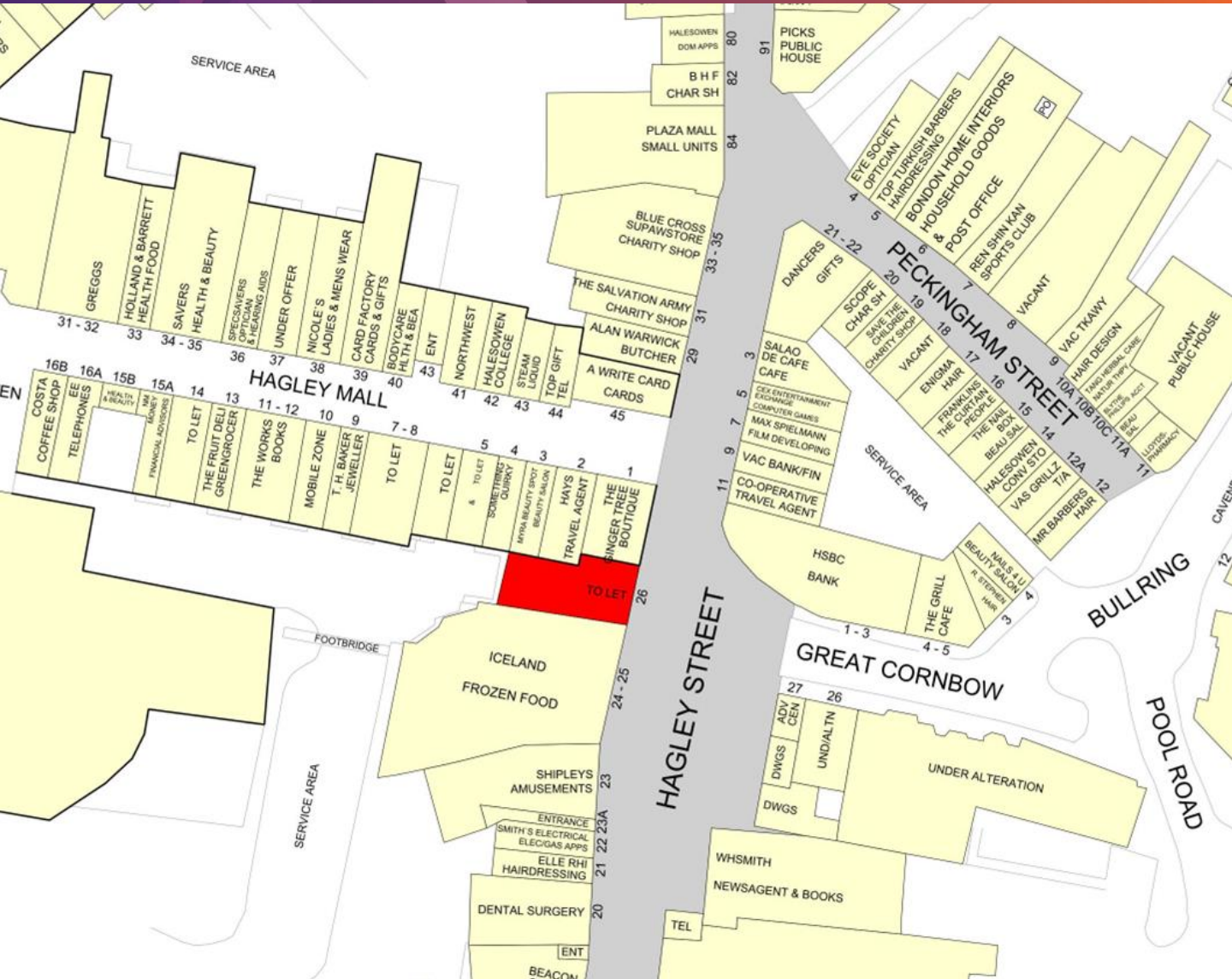

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

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