

# GROUND FLOOR RETAIL UNIT TO LET

Unit 6 Hurst Green Shopping Centre,  
Woodbury Road, Halesowen  
B62 9RH



- Well established shopping centre.
- Close to Nisa Supermarket and Full Moon Pub.
- Benefits from zero Rates Payable, subject to eligibility.
- Generous unlimited car parking

## LOCATION

The premises are located within the well-established Hurst Green neighbourhood shopping centre, immediately adjacent to Yumino's. Other occupiers within the centre include Nisa Supermarket, Nicki's Fish Bar and The Full Moon Pub.

## DESCRIPTION

The premises comprise a ground floor lock-up shop that benefits from rear storage and appropriate staff facilities..

## ACCOMODATION

The premises comprise of the following approximate floor area:

Retail shop -	58.88 sq m	(634 sq ft)
Store	6.05 sq m	(65 sq ft)
NIA	64.93 sq m	(699 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.

## RENT

£6,500 per annum exclusive of rates and service charge.

## RATING ASSESSMENT

Rateable Value - £3,750

Business Rates Payable - £1,871 pa

## SERVICE CHARGE

The tenants will be required to contribute towards the service charge. The current contribution is £1,988 pa.

## 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.

## VAT

The property has not been elected for VAT purposes.

## VIEWINGS

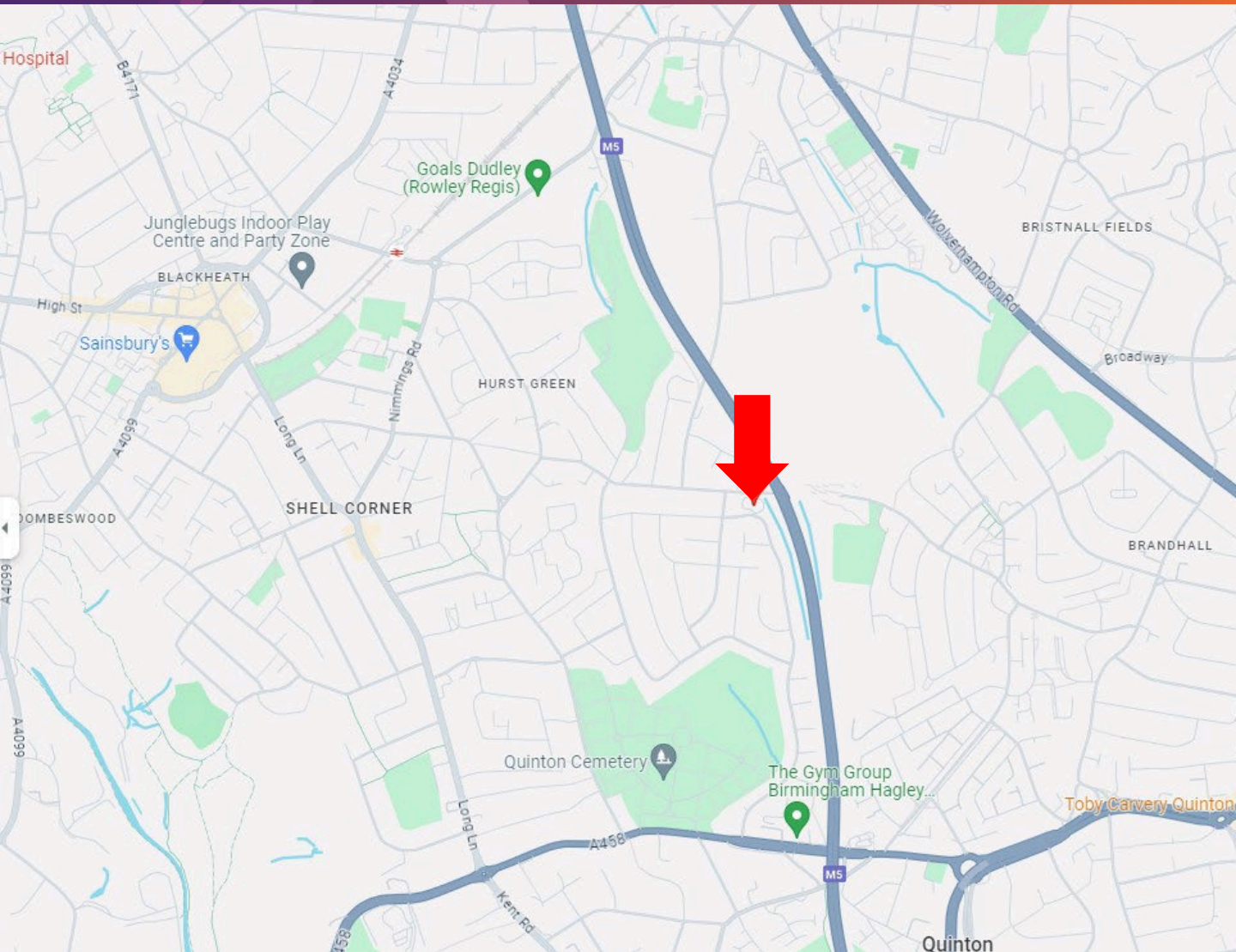
Strictly by appointment with the sole agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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