

# TO LET

38 High Street, Brownhills,  
WS8 6EL



- **Busy retail location**
- **Ample free car parking nearby**
- **Close to Tesco, Costa Coffee and Greggs.**
- **NIA 1,089 sq. ft.**

## LOCATION

The property fronts onto High St, lies close to the junction with Church Rd and forms part of the busy Brownhills Shopping Centre where numerous local and national operators are represented including **Dominos, Farmfoods** and **Wilko**.

## DESCRIPTION

The premises comprise of a lock-up retail unit with first floor storage and rear access to a service area for loading.

## ACCOMODATION

The premises comprise of the following approximate dimensions:

|                              |             |                |
|------------------------------|-------------|----------------|
| <b>Internal width –</b>      | 5.15m m     | (16 ft 8 in)   |
| <b>Shop Depth –</b>          | 15.1 m      | (49 ft 6 in)   |
| <b>Retail Shop –</b>         | 71.93 sq. m | (774 sq. ft)   |
| <b>Store Room –</b>          | 3.25 sq. m  | (35 sq. ft)    |
| <b>First Floor Storage –</b> | 26.02 sq. m | (280 sq. ft)   |
| <b>NIA –</b>                 | 101.2 sq m  | (1,089 sq. ft) |

## LEASE

The property is available by way of new full repairing and insuring lease upon terms to be agreed.

## EPC

A copy of the EPC is available upon request.

## RENT

**£12,500** 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:-

|                               |                 |
|-------------------------------|-----------------|
| <b>RATEABLE VALUE</b>         | <b>£12,500</b>  |
| <b>BUSINESS RATES PAYABLE</b> | <b>£6,237pa</b> |

## VAT

The premises are not registered for VAT purposes.

## SECURITY

It is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant.

## MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

## LEGAL COSTS

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

## VIEWINGS

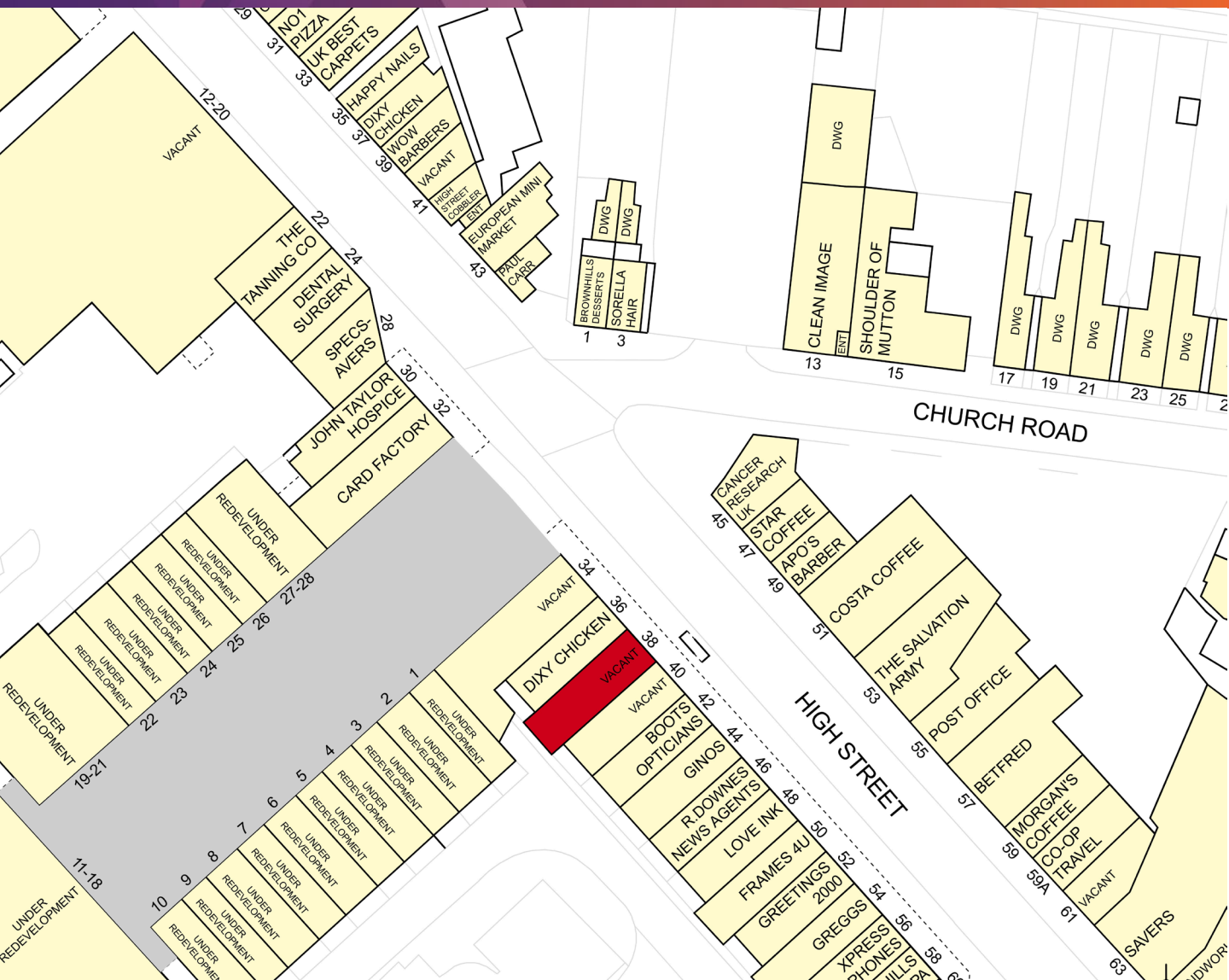
Strictly by appointment with the Sole Retained Agents

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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