

UNIT 1, TRINITY CENTRE
HALESOWEN ROAD
OLD HILL
WEST MIDLANDS B64 6HU
TO LET
RENTAL: £6,500 PA
(exclusive of Rates)



Retail unit located in the centre of Old Hill

LOCATION

The unit is located on Halesowen Road close to Costcutter and Ladbrokes.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Internal Width	17'10"	5.4 m
Maximum Depth	35'4"	10.8 m
Ground Floor Area	561 sq ft	52 sq m
First Floor Storage	272 sq ft	25 sq m
Toilet Facilities		

LEASE

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

RATING ASSESSMENT

The property is assessed as follows:-

Rateable Value of £4,950

Rates Payable of £2,470

We are advised that, provided the premises are used for Retail, Hospitality or Leisure, there will be no Rates payable for the period 2020-21. Interested parties are advised to make their own enquiries in this regard.

SERVICE CHARGE

In addition to rent and rates, we are advised that a variable service charge will be levied.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 89 (Band D). A copy of the Energy Performance Certificate is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

SECURITY

In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

MONEY LAUNDERING

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

VIEWINGS

Strictly by prior appointment with the sole letting agents:-

Centrick Commercial 0121 289 5009

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009