

6 HURST GREEN
SHOPPING CENTRE
WOODBURY ROAD
HALESOWEN B62 9RH

TO LET

RENTAL: £6,500 PA

(exclusive of Rates)

Ground Floor Retail Unit

Well established shopping centre

Close to Nisa Supermarket and Full Moon Pub

*Benefits from zero Rates Payable, subject to
eligibility*

LOCATION

The premises are located within the well established Hurst Green neighbourhood shopping centre, immediately adjacent to Signature Hair & Beauty. 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.

ACCOMMODATION

The approximate internal area is as follows:-

Net Sales Area 600 sq ft 33.76 sq m

RATING ASSESSMENT

We understand that the property is assessed as follows:-

Rateable Value: £3,300

Rates Payable (2020-21): £1,647

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.

LEASE

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



ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 61 (Band C). A copy of the Energy Performance Certificate is available upon 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 in this regard.

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 in 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

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