

Unit 1 Mount Pleasant, Quarry Bank, Brierley Hill, DY5 2YS



TO LET

Trade Counter / Showroom Premises

Gross Internal Area: 2,350 ft² (218.32 m²) approx.

Location

The property is situated fronting the A4100 Mount Pleasant at its junction with Amblecote Road and Delph Road in Brierley Hill.

Located on the outskirts of the Merry Hill shopping and leisure complex the property is within close proximity to Dudley Town Centre with Birmingham City Centre approximately 13 miles to the east.

Description

The property comprises an open plan trade counter / showroom premises with an extensive glazed frontage to the main road.

The main sales area is open plan and benefits from a tiled floor with strip lighting and large UPVC double glazed windows with electronically operated roller shutters.

A mezzanine area to the rear of the property provides valuable storage space with kitchen and WC facilities also being provided within the property.

Externally the property benefits from a large forecourt with gated entrance and is secured by steel fencing.

Accommodation

Total (GIA) - 2,350 ft² (218.32 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £15,000 per annum exclusive.

Service Charge

None payable.

Business Rates

We understand the property qualifies for Small Business Rates Relief, subject to tenant's eligibility.

VAT

No VAT is payable on the rental.

Services

We understand all main services are available on or adjacent to the property.

However, we do advise that all interested parties make their own enquiries with the appropriate service agencies.

Legal Costs

Each party are responsible for their own legal fees incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Planning

We understand that the property has planning under use class E.

The property may be suitable for alternative uses, subject to obtaining the necessary planning permission but we do recommend all interested parties make their own enquiries with the local planning department.

Availability

The property is available immediately, subject to the completion of legal formalities.

Viewings

Strictly via the sole selling agent Siddall Jones on:
0121 638 0500

