

**To Let  
Ground Floor  
Shop/Office**

**NICHOLAS BRETT & CO**

Chartered Surveyors

TEL: 01527 875669

[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)



**15, Birmingham Street, Oldbury B69 4DT**

- Refurbished – Including new Shop Front and Roller Shutter
- Central and prominent position close to TSB Bank, Scrivens Opticians, William Hill, Co Op Funerals and a mix of Local Traders
- Close to Sainsburys, Sandwell Council Offices, Medical Centre
- Ground Floor Retail/Offices - may be suitable for various uses
- Ground Floor c.600 sq ft (56 sqm)

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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## Location

The property is situated on Birmingham Street in Oldbury, a busy retail area a 100 yards or so from Sainsbury's Superstore, Sandwell Council's Offices, McDonald's, Subway and J D Wetherspoons.

Occupiers situated close by include Scrivens Opticians, William Hill, Co Op Funerals, TSB Bank and Betfred.

On street limited hours car parking is available close by as well as several public car parks.

## Description

The property has been refurbished and finished to a shell specification with services to a point.

A new shop front and electrically-operated external roller shutter door have been fitted.

A W.C. has also been installed.

In addition there is hatch access to a basement.

At the rear is a shared yard suitable for bin storage and loading/unloading.

It is considered the property may be suitable, subject to the usual consents, for various uses including Offices, Retail, Medical etc.

## Accommodation

The property comprises of the following approximate dimensions and floor areas:-

Internal Width (Front):	13'3"	(4.04m)
Internal Width (rear):	9'6"	(2.92m)
Shop Depth:	50'4"	(15.36m)
<b>Ground Floor Sales:</b>	<b>606 sq ft</b>	<b>(56 sq m)</b>

## Energy Performance Certificate (EPC)

The property has a rating of 90 (Band D). A copy of the EPC is available upon request.

## Lease

The property is available by way of a new lease upon terms to be agreed.

## Rent

£12,000 per annum exclusive.

## VAT

It is understood that VAT will not be charged on the rent and other outgoings.

## Rating Assessment

Not assessed.

The property has been temporarily removed from the rating list whilst building works have been undertaken. It will be reassessed for business rates purposes once the shop is reoccupied, although it is expected that the property may qualify for 100% small business rates relief. Further details available on request.

\*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at [www.gov.uk](http://www.gov.uk). This information should be verified by the new occupier.

## Video Tour

Click [here](#) for an external and internal YouTube Video Tour Link

## PTO

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## Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (see contact details)

Subject to Contract June 2024 (revised)



These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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