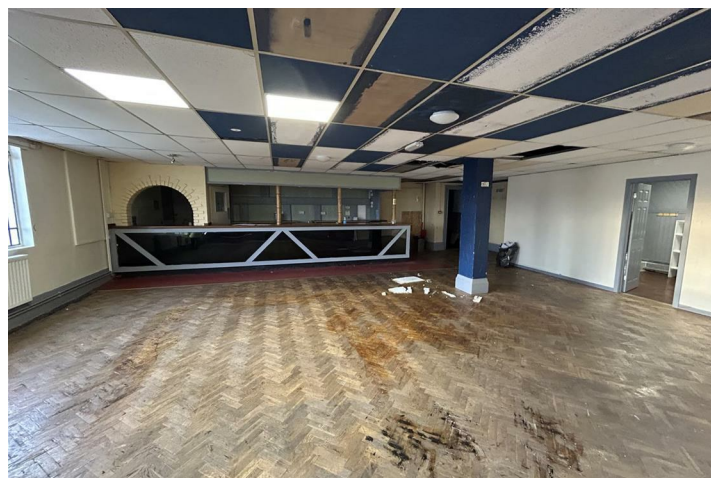


Commercial Lettings



First Floor, 172, Halesowen Street, Rowley Regis, B65 0NE

£12,500 Per Annum



All Buildings Great & Small



RICS
Regulated by RICS

arla naea
propertymark



CoStar



LoopNet™



TO LET - An opportunity to let a spacious first floor space suitable for a range of uses such as gym or dance studio - EPC = 75 (C).

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY:
Staircase to first floor.

FIRST FLOOR

LANDING

FEMALE WASHROOM

MAIN ROOM: 15.64m max. x 17.70m max.
Including:

SHOWER CUBICLE

CHANGING ROOM: 5.57m x 2.72m
With shower area

MALE WASHROOM

BAR AREA

KITCHEN: 3.57m x 1.88m plus 1.17m x 1.6m
Leading to:

STORE ROOM: 1.14m x 3.00m

TOTAL USEABLE INTERNAL AREA: 231 SQ.M. (2486 SQ.FT.)

OUTSIDE:

Parking is available to the rear of the property on a first come first served basis.

SERVICES:

Mains electricity, gas, water and drainage are connected. Gas radiator central heating is provided by a wall mounted boiler in the store room off the kitchen. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

LEASE:

The premises are to be let on lease. The length of term to be by negotiation. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantees. A tenant must assume the information is incorrect, until it has been verified by their own solicitors.

REPAIRING LIABILITY:

The tenant will be responsible for internal repairs and decoration.

RENT DEPOSIT:

The in-going tenant will be required to pay a rent deposit to

be held on behalf of the landlord in a non-interest bearing account for the duration of the lease.

INSURANCE:

The tenant will be responsible for reimbursement of the landlords insurance premium on a pro-rata basis.

RATING ASSESSMENT :

Rateable Value (from 1st April 2023): £6,700 (Club House)
Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. LEGAL

COSTS:

The in-going tenant will be responsible for 50% of the landlords legal costs.

VAT:

All figures quoted are exclusive of VAT.

PLANNING:

Interested parties should liaise with Sandwell M.B.C. Planning Department in order to discuss their proposed use.

VIEWING:

Strictly by prior appointment via Agents on 0121 422 4011 (option 3 commercial) who will accompany prospective tenants around the property.

IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 (https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf) This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken. It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

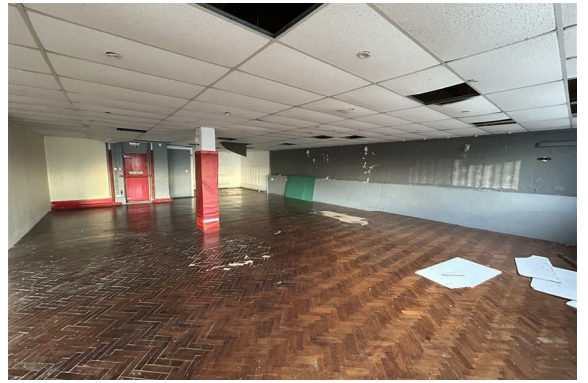
ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co. reserves the right to obtain electronic verification of identity.

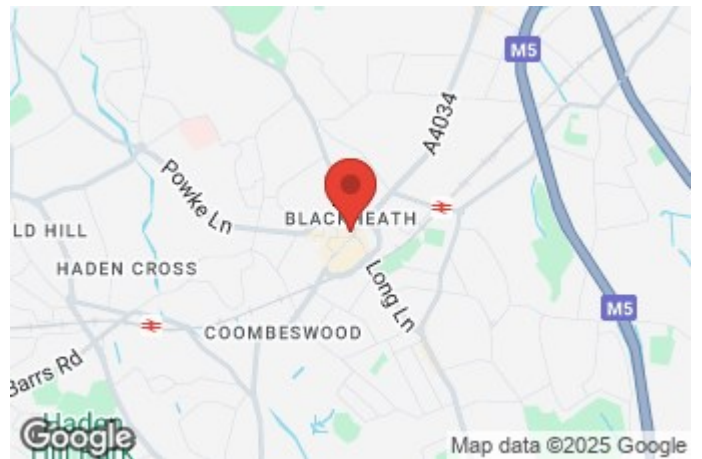
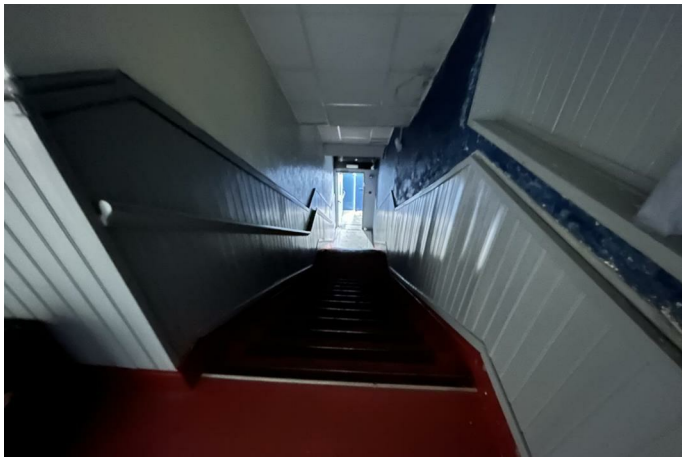
Satisfactory bank and trade references will also be required.



Important notices

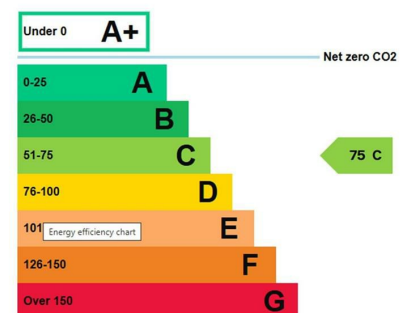
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors. **VAT**: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



- Estate House, 821 Hagley Road West,
Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 18687018