



5 Halesowen Road, Halesowen, B62 9AA

£22,500 Per Annum

- To Let, an extended ground floor shop in an established shopping parade
- The shop is in a prominent trading position fronting the A456 opposite The Stag and Three Horseshoes
- The shop is in the process of being separated from number 6
- Parking for two car vehicles

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The shop is set back from the main road behind a forecourt. Shared vehicular right of way provides access to the rear. The self-contained first floor flat will have provision for parking and will be retained and let separately. EPC = C (75) valid until 9th February 2033.

ACCOMMODATION

The accommodation briefly comprises:

RETAIL SHOP: 5.5m (maximum width) x 15.06m
Display window, central entrance door and roller shutter door.

TOILET ACCOMMODATION/SIDE STORE: 2.73m x 6.9m overall.

PARTITIONED OFFICE AND REAR WALKWAY: 2.71m x 4.89m (including partitioned office)

REAR STORAGE AREA: 8.77m min. (11.02m max.) x 5.68m
Sliding door to outside and loading area.

OUTSIDE:

FORECOURT

PARKING:

Two parking spaces will be allocated to the shop and one space will be allocated to the separate flat above with provision for one visitor space. The incoming shop tenant can choose whether to take the spaces at the front or rear.

FIT OUT:

The property will be ready for the tenant to fit out for their own purposes.

The in-going tenant will be responsible for replastering internal walls and redecoration.

RATING ASSESSMENT:

Rateable Value (from 1st April 2023): 5 and 6 Halesowen Road: £20,000 (Shop and Premises)

Enquiries are currently being made to have the properties separately rated.

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.

TENURE:

The premises are available to let. The Agents are advised that there is a vehicular right of access to the side and rear of the building. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantees. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

SERVICES:

Mains electricity and water are available to the ground floor retail premises.

Electric heating is provided to some parts of the accommodation.

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.

LEGAL COSTS:

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

VAT:

All figures quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE:

A combined Energy Performance Certificate is available in respect of No. 5 (ground floor) and No. 6 (ground and first floor).

LEASE TERM:

A minimum period of six years incorporating a rent review after three years.

RENT DEPOSIT:

The in-going tenant will be required to lodge a rent deposit of £3,000 for the duration of the lease paid into a non-interest bearing account.

REPAIRING LIABILITY:

The tenant will be responsible for internal repairs, external decoration, shop fronts and roller shutter doors and reimbursement of insurance premium and payment of rates.

VIEWING:

Strictly by prior appointment via Agents on 0121 422-4011 (option 3 commercial)

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).

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.

USEFUL LINKS FOR PROPERTY INFORMATION:

Find information about a property in England or Wales:
<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: <https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: <https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England: <https://www.gov.uk/check-long-term-flood-risk>

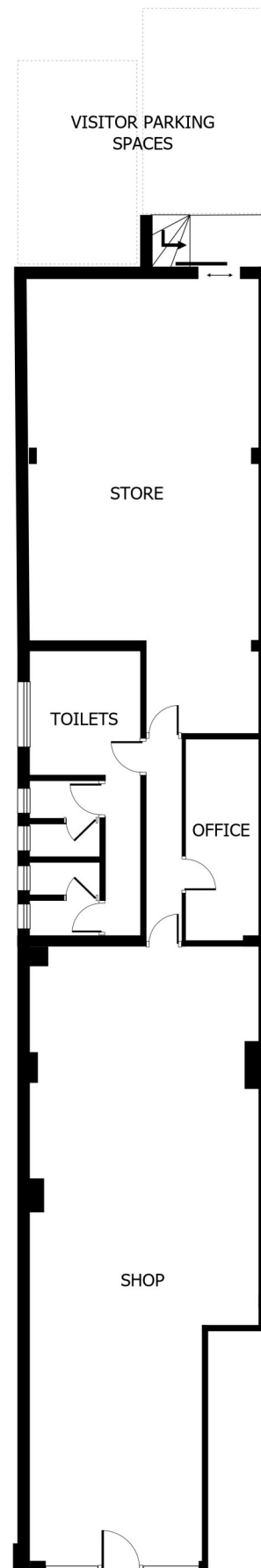
Service provider information: we would suggest the following:

Gas supply:
<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>
<https://www.findmysupplier.energy>

Electric supply:
<https://www.energynetworks.org/customers/find-my-network-operator>
<https://www.nationalgrid.co.uk>

Water supplier:
<https://www.ofwat.gov.uk/households/your-water-company>
<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:
<https://consumercode.co.uk>



5 Halesowen Road
Ground Floor

Not to scale.
This floor plan is for illustration purposes only.
The position and size of doors,
windows and other features are approximate.



Scriven & Co.

No. 5 Rear Store

5-6 Halesowen Road
HALESOWEN
B62 9AA

Energy rating

C

Valid until
9 February 2033

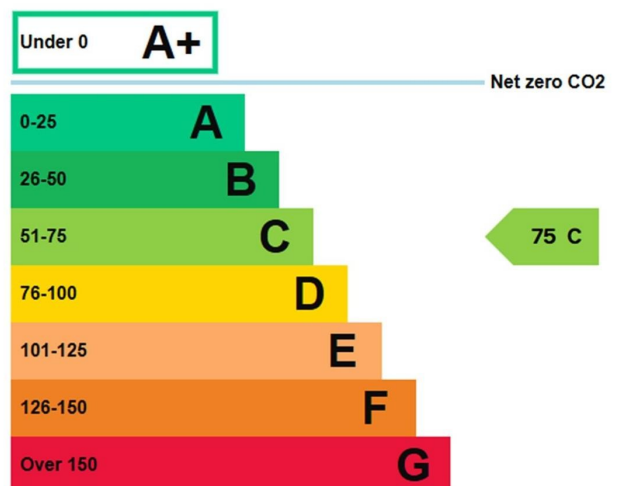
Certificate number
6940-8975-0306-6405-6223

This property's energy rating is C.



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