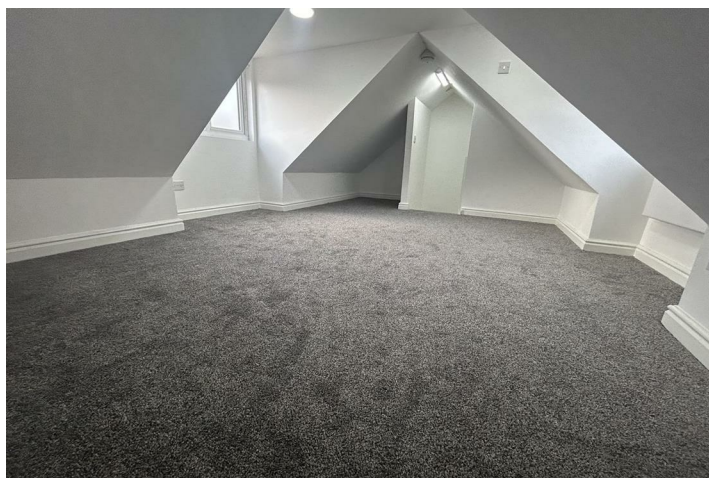
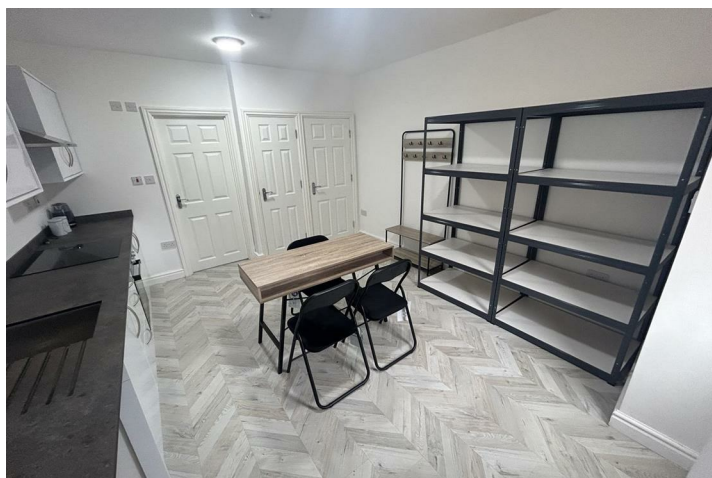


## Commercial Lettings



13 Beechwood Court, 435-437 Halesowen Road, Cradley Heath, B64 7JD

**£5,400 Per Annum**



**All Buildings Great & Small**



**RICS**  
Regulated by RICS

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CoStar



LoopNet™



TO LET – Modern Office / Store (Converted coach-house)  
A detached and discreet commercial unit situated to the corner of a site. Formerly a garage/store, the premises has been professionally converted to provide a modern and stylish office with kitchen/preparation area, wash room including shower, and first-floor storage. The property benefits from electric heating and an allocated car parking space.

Approx. Gross Internal Area: 435 sq.ft.

EPC: B (30)

Formerly a garage/store and converted in 2022 to provide modern and stylish office and storage space. The premises has the benefit of one allocated car-parking space and is situated within the grounds of 3 residential blocks of flats.

#### GROUND FLOOR ACCOMMODATION

Open-plan office/Kitchen: 3.7m (max) x 4.23m having range of base cupboards, wall-cabinets, sink & integrated oven, hob & extract hood filter. Wall-mounted electric heater. Neutral decoration. Blinds to uPVC entrance door and side window. Stylish vinyl floor finish.

Shower Room: 1.90m x 1.68m comprising modern shower room suite with tiled floor, having shower enclosure with electric shower, toilet, wash hand basin & extractor fan.

Under-stairs cupboard: 0.69m x 1.85m providing a useful additional storage area for coats and cleaning equipment.

#### FIRST FLOOR ACCOMMODATION

FIRST FLOOR STORAGE AREA: 3.35m (min) x 5.10m plus 1.22m x 1.13m, with reduced ceiling height to a minimum of 0.50m and a 1.86m maximum. The first floor accommodation is accessed via stairs from the open-plan office/kitchen area, and has a carpet finish to the floor. Two uPVC dormer windows, each fitted with vertical blinds. Wall-mounted electric panel heater.

#### CONDITIONS:

The current planning conditions state that the following: -

1. The building shall not be used for residential use.
2. Hours of the office use shall be limited to between 8am and 4pm Monday to Friday with no office use on bank or public holidays.
3. The use of the building shall remain ancillary to the residential use of the development.

#### LEASE:

Length of lease by negotiation. The tenant will be responsible for internal repairs, and internal/external decoration, and will reimburse the landlord the building insurance premium.

The Agent has not checked the legal documents to verify the leasehold status of the property. The lessee is advised to obtain verification from their Solicitor or Surveyor.

#### SERVICES AND APPLIANCES:

Mains electricity, water and drainage are connected. Electric

heaters are provided on ground and first floor levels.

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 tenant is advised to obtain verification from their Solicitor or Surveyor.

#### RATING ASSESSMENT:

Rateable Value: 1st February 2024 to present £2,175.00  
Where provided the Agent has made an online enquiry with the Valuation Office website and this information should be verified by interested parties making their own enquires.

#### VAT:

We are advised that the property is not registered for VAT and therefore VAT is not payable on the rent.

#### VIEWING:

Strictly by prior appointment via Agent's on 0121 422 4011 (option 3, commercial).

#### 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](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf))

This document and its supplemental guide sets 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.

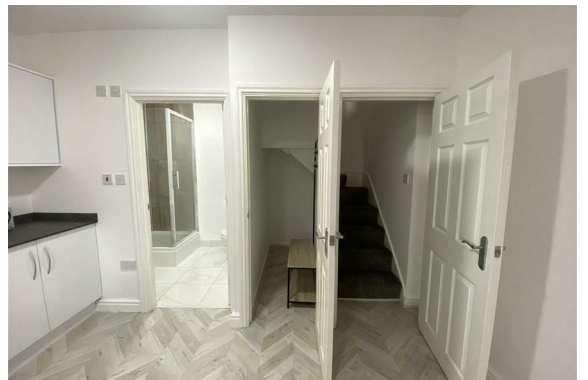
#### MONEY LAUNDERING REGULATIONS:

In order to comply with Money Laundering Regulations, all prospective tenants are required to provide the following -

1. Satisfactory photographic identification.
2. Proof of address/residency.
3. 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

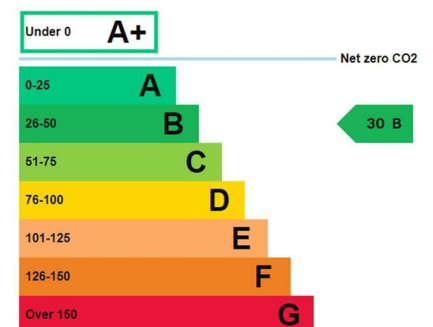
**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown 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](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

This property's energy rating is B.



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

Property Reference: 17942912