



hexagon™  
commercial property



- FORMER HOT FOOD TAKEAWAY
- AVAILABLE IMMEDIATELY
- PROMINENT ROADSIDE LOCATION
- PARKING AVAILABLE

## RETAIL

773 SqFt ( 72 SqM )

POA

220A Moor Street, Brierley Hill, DY5 3TA

# TO LET



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commercial property





## Description

This ground floor premises is situated prominently on Moor Street, Brierley Hill and it is understood that the premises benefits from A5 use class suitable for a hot food takeaway. The property consists of a retail / reception area to the front of the property with staff or customer toilets to the side along with a fully fitted commercial kitchen with extraction to the rear which can be purchased separately.

## Location

The premises is situated on Moor Street, Brierley Hill in a residential area. The property lies approximately three quarters of a mile from Brierley Hill town centre, 4.6 miles south-west of Dudley town centre and 6.8 miles from J2 of the M5.

## Accommodation

Retail - 244 Sq Ft

Kitchen - 362 Sq Ft

Store - 90 Sq Ft

Utility - 14 Sq Ft

Toilets - 63 Sq Ft

Total - 773 Sq Ft

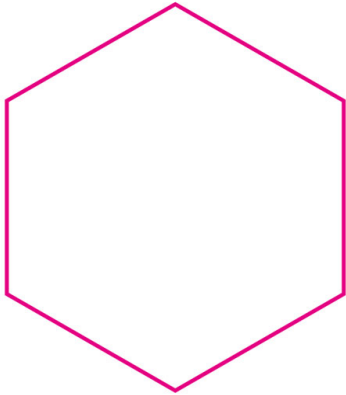
## Rates

Rateable Value - £6,000

It is understood that the unit will benefit from 100% small business rate relief, however the tenant should confirm this with the relevant local council.

## Terms

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



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