

Cottons

CHARTERED SURVEYORS
TO LET – SHOP/BUSINESS PREMISES
18 Peckingham Street, Halesowen,
West Midlands, B63 3AN

Rent £12,950 per annum,
exclusive



- Busy pedestrianised Town Centre Location
- Not elected for VAT purposes, no service charge
- New lease - Terms by negotiation
- Versatile Class E Use
- Close to Cornbow Shopping Centre and multiple retailers
- Qualifying occupiers benefit from Small Business Rates Relief

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL
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To Let economical Town Centre shop or business premises, occupying a busy, well-patronised, pedestrianised Town Centre Location, close to Cornbow Shopping Centre and multiple retailers including Save the Children, Scope, Subway, Dancers Outfitters and the Post Office. The ground-floor has a potential sales/office area of 48.1 sq m. (518 sq ft.) and the first-floor comprises ancillary accommodation of 44.3 sq m. (477 sq ft.).

LOCATION

Halesowen is located approximately 7 miles west of Birmingham City Centre and 6 miles from Dudley Town Centre. The population is 58,135 (2021 Census), although the retail catchment is larger.

In 2008 the Town Centre underwent a major regeneration project involving the redevelopment of the bus station and the construction of a new, in town, Asda Supermarket.

The property occupies a central pedestrianised Town Centre location and is on a main route connecting one of the Town Centre's largest surfaced car parks with the Cornbow Shopping Centre and Asda. Multiple retailers located in close proximity include Save the Children, Scope, Subway, Dancers Outfitters and the Post Office.

ACCOMMODATION

Ground-floor

shop/office 48.1 sq m. (518 sq ft.)

First-floor

ancillary retail/office accommodation 31.4 sq m. (338 sq ft.)

Kitchen 12.9 sq m. (139 sq ft.)

Toilet with WC and wash basin

Total Net Internal Area First-floor 44.3 sq m. (477 sq ft.)

Net Internal Area whole building 92.4 sq m. (995 sq ft.)

OUTSIDE

The property is serviced via a shared rear yard with vehicular access.

LEASE

The premises are offered To Let by way of a new tenant's Full Repairing and Insuring Lease for a term of 10-years, with an upwards-only rent review to operate on the fifth anniversary of commencement.

Other lease lengths may be available by way of negotiation.

RENT

£12,950 (**Twelve Thousand, Nine Hundred and Fifty Pounds**) per annum, exclusive, payable quarterly in advance on the standard quarter days.

RATING ASSESSMENT

We have made informal enquiries of the Valuation Office Agency and understand the premises have a Rateable Value of £8,100, in the 2023 Rating List.

By virtue of the premises low rateable value, qualifying occupiers will benefit from Small Business Rates Relief.

Interested parties are advised to establish their individual liability for Business Rates, by reference to the charging authority, Dudley Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Please see Energy Performance Certificate attached to these particulars, rating D-100.

LEGAL COSTS

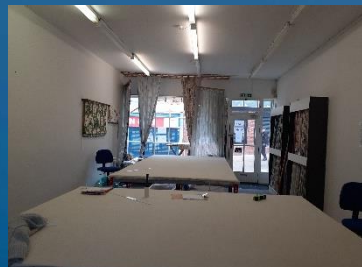
Each party shall bear their own Legal costs incurred in connection with the preparation and completion of the new lease.

PERSONAL INTEREST

In accordance with the provisions of the Estate Agents Act 1979, we declare that an employee of Cottons has a personal interest in the property offered.

VIEWINGS

Strictly by appointment with the Sole Agents, Cottons Chartered Surveyors, Telephone 0121 247 2233, 0121 247 2030, Contact Stephen Sutton email ssutton@cottons.co.uk and Amanda Starkey astarkey@cottons.co.uk.



Cottons is a trading name name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales. Registered No OC360837. Registered Office 361 Hagley Road, Edgbaston, Birmingham B17 8DL.

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