

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

TWO STOREY RETAIL BUILDING



**2 GREAT CORNBOW, HALESOWEN,
WEST MIDLANDS, B63 3AB
1,737 SQ FT (162 SQ M)**

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated at the corner of Great Cornbow with Hagley Street, Halesowen in the centre of the pedestrianized shopping area almost directly opposite the entrance to the Cornbow Shopping Centre and where other retailers are situated including Dancers (Menswear), Wilkinsons, WHSmith etc. The property is situated a short walking distance from open-air public car parking plus a multi-storey car park. The subject property is located 6 miles southwest of Birmingham city centre.

DESCRIPTION

The property comprises of a two-storey retail building surmounted by a flat roof. Internally the property benefits from a glazed shop front, suspended ceiling with CAT 2 lights, plastered and painted walls, air conditioning, a solid floor with part carpeted and part laminated flooring, fluorescent strip lights, wall mounted heaters, a kitchenette and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	900	84
First Floor	837	78
TOTAL	1,737	162

PLANNING

Interested parties should contact Dudley Metropolitan Borough Council Planning Department on 01384 814136.

SERVICES

We are advised all main services are connected to include mains water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £25,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Dudley Metropolitan Borough Council on 0300 050 150.

BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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