

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**90-91 HIGH STREET, CRADLEY HEATH,
BIRMINGHAM, B64 5HE**
2,157 SQ FT (200 SQ M)

- HIGH STREET LOCATION
- PROMINENT FRONTAGE
- SELF-CONTAINED
- VARIETY OF USES - STP

T: **0121 285 3535**
F: **0121 285 3536**
W: **masonyoung.co.uk**
E: **info@masonyoung.co.uk**

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a prominent location on the High Street in Cradley Heath. The area is well-connected, with regular public transport services, including buses and trains. The nearest motorway is the M5, just around 3 miles away, providing excellent connectivity to the wider motorway network and the rest of the UK. Cradley Heath itself offers a variety of local amenities, including shops, cafes, and schools. Cradley Heath Train Station is located approximately 0.3 miles and Dudley Town Centre is located 4 miles north from the subject premises.

DESCRIPTION

The property comprises of a three-storey end-terraced brick-built building surmounted by a pitched tiled roof. Internally, the property is arranged to provide retail premises on the ground floor, which benefits from a solid floor with carpet covering, plastered and painted walls, fluorescent strip lights, electric points and W/C facilities. Externally, there is car parking/loading to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,157	200
TOTAL	2,157	200

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 0121 569 4084

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 £20,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £14,000. Rates payable will be in the region of £6,986.00 per annum.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 569 6000.

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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

