

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR RETAIL WITH
FIRST FLOOR RESIDENTIAL**



**13A & 13B HIGH OAK, PENSNETT,
BRIERLEY HILL, DY5 4LA**
767 SQ FT (71 SQ M)

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

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6 Warstone Mews
Warstone Lane
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Birmingham
B18 6JB

LOCATION

The property is located on High Oak, in the Pensnett area of Brierley Hill. The property benefits from good transport links, with Cradley Heath Train Station approximately 3.2 miles east from the premises, providing direct rail services to Birmingham and surrounding areas. The A4101 is nearby, offering easy access to Dudley, Stourbridge, and Wolverhampton. Junction 2 of the M5 motorway is approximately 5.5 miles east from the subject premises, providing excellent connectivity to the wider motorway network.

DESCRIPTION

The subject property comprises a two-storey mixed-use building arranged to provide a ground floor retail shop with a self-contained one bed residential flat above. The ground floor retail unit benefits from a glazed shop front, laminate flooring, inset ceiling lights, power points, plastered and painted walls, a sink, kitchenette, W/C facilities, CCTV system and an alarm. The first-floor residential flat comprises one bedroom, a separate lounge/dining area and benefits from carpet flooring, plastered and painted walls, inset ceiling lights, power points, a sink, electric shower unit, kitchenette and W/C facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	463	43
First Floor	304	28
TOTAL	767	71

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 £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 £10,750. Rates payable will be in the region of £5,364.25 per annum.

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

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

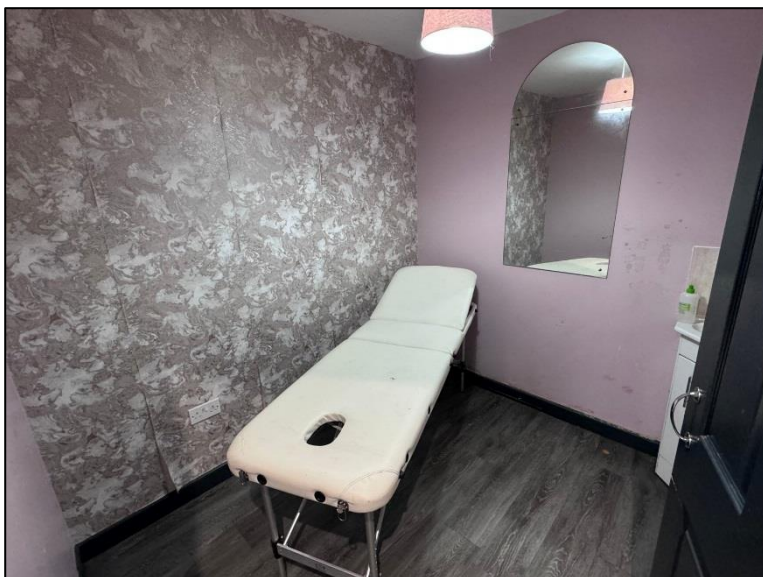
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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