

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR
RETAIL/OFFICE PREMISES**



**151 DUDLEY ROAD, BRIERLEY HILL,
DUDLEY, DY5 1HG**

844 SQ FT (78.4 SQ M)

- PROMINENT LOCATION
- VARIETY OF USES (STP)
- SELF-CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a prominent location on Dudley Road in Brierley Hill. The building is located within convenient access of local amenities including pubs, restaurants, shopping facilities and transport links. Merry Hill Shopping Centre is located approximately 1 mile south east and Dudley Town Centre is located approximately 2.5 miles north east from the subject premises. Cradley Heath Train Station is located approximately 2.3 miles south east from the property, providing regular links into Birmingham City Centre and the surrounding areas.

DESCRIPTION

The property comprises of a two-storey detached building of brick built construction surmounted by a pitched tiled roof. Internally, the ground floor property benefits from glazed shop front with metal electric shutters, solid floor with vinyl covering, plastered & painted walls and ceiling, fluorescent strip lights, kitchenette and WC facilities. The property also has a basement and rear garden.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	653	60.6
Basement	191	17.8
Total	844	78.4

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 £9,500 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 £6,200. Rates payable will be in the region of £3,093.80 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

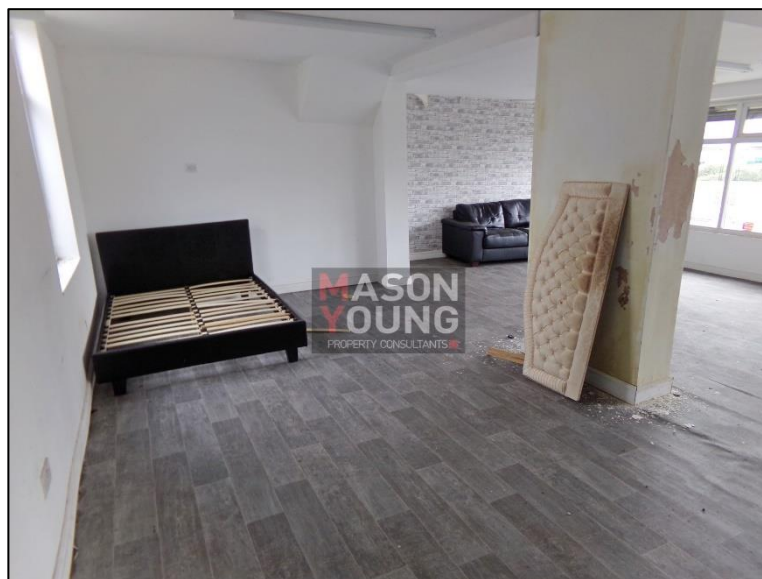
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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