

TO LET

LARGE RETAIL PREMISES 97 & 99 HIGH STREET, BRIERLEY HILL, DY5 3AU



LOCATION

The property is located on the main high street directly opposite Brierley Hill Market Hall. The premises are located close to the Moor Centre where Poundland, Savers, Card Factory and Iceland are represented.

DESCRIPTION

The premises comprise a large ground floor property with basement storage/loading.

ACCOMMODATION

Approximate areas are detailed below:

GROUND FLOOR

NET GROUND FLOOR AREA (APPROX)	2585 sq ft	240 sq m
BASEMENT (APPROX)	2690 sq ft	250 sq m

The Landlords are proposing to create a new entrance to the proposed flats above the shop. The areas stated have taken this entrance lobby into account. The new entrance will be approximately 3m wide and 5m deep.

LEASE

The property is available by way of a new fully repairing and lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£15,000 pa (exclusive of rates).

SALE

The owners may consider selling the property to include the upper floors.

RATING ASSESSMENT

Rateable Value: £21,750

Please contact the Local Authority for further information.

BUILDING INSURANCE

The building insurance is approximately **£1,998** per annum for the year to 24.3.2023.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 67 (Band C). A copy of the certificate is available upon request.

LEGAL COSTS

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

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/Xuuy1IpS-JM>

VIEWINGS

Strictly by prior appointment with AMT Commercial on

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract.
2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order.
3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only.
4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.
6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.
7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.