

# 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/Xuuy1pS-JM>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on

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