

456-458 Hagley Road West, Quinton, West Midlands, B68 0DL



TO LET

Prominent Ground Floor Retail Premises

Net Internal Area: 2,800 ft² (260 m²)

Location

The property is situated in a prominent position on the corner of Hagley Road (A456), a main arterial route into Birmingham City Centre, and Stanley Road in a predominantly residential locality and immediately adjacent to a parade of local shops off Stanley Road.

Other centres such as Birmingham, Dudley and Halesowen are about 5, 6 and 3 miles respectively whilst the national motorway network can be accessed via Junction 3 of the M5 Motorway which is approximately 2 miles distant.

Description

The property comprises a prominent ground floor retail/showroom premises fronting the A456 Hagley Road.

The property has been recently refurbished and provides a newly rendered exterior with full height glazing and two pedestrian access from Hagley Road and Stanley Road.

Externally the property benefits from generous forecourt car parking along with unrestricted car parking along Stanley Road.

Accommodation

Total (NIA) 2,800 ft² (260 m²) approximately.

Rental / Terms

The property is available to let on a new lease with term to be agreed at £37,500 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Business Rates

The property is currently being assessed for rating purposes.

Planning Use

We understand the property has planning consent for retail use.

We recommend all interested parties make their own enquiries of the Local Planning Authority, Sandwell Metropolitan Borough Council.

Services

We understand that the building benefits from all mains services either on, or adjacent to, the subject premises.

The agent has not inspected nor tested the apparatus and recommends that all interested parties carry out their own due diligence.

Legal Costs

Each party are to bear their own legal and surveyor's fees incurred during the transaction.

Energy Performance Certificate (EPC)

EPC - C

Anti-Money Laundering

The successful applicant will be required to provide proof of funding and two forms of ID to satisfy Anti-Money Laundering protocols.

Availability

The property is immediately available following the completion of legal formalities.

Viewing / Further Information

Strictly via the sole letting agent Siddall Jones on **0121 638 0500**

