

LEISURE | TO LET

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BALTI BAZAAR, 1A PEDMORE ROAD, LYE, STOURBRIDGE, DY9 8DJ  
1,975 SQ FT (183.48 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A prominent and established Indian restaurant / take away premises available to let

- Established Restaurant Premises
- Excellent Car Parking
- Well Maintained Throughout
- First Floor Function Room with Welfare and Separate Kitchen
- Well Appointed Commercial Kitchen
- Available To Let at £22,500 per annum



## DESCRIPTION

The premises, arranged over ground and first floors, feature traditional brick construction with a pitched tiled roof, exuding timeless appeal.

### Ground Floor:

The layout welcomes patrons with a reception area and integral bar, leading seamlessly into an open-plan dining space accommodating ample covers. To the rear, a fully fitted commercial kitchen is housed in a single-story extension, designed for efficient operations. A staircase at the rear provides access to the first-floor amenities.

### First Floor:

The first floor boasts a spacious open-plan function room, ideal for events, complete with its own integral kitchen. A central lobby and toilet facilities provide added convenience for guests.

The property is enriched with character details, including exposed wooden trusses and metal Crittall windows, creating a distinctive ambiance. Modern comforts such as spot and wall lighting, gas-fired central heating, air conditioning, and a mix of carpet and laminate flooring ensure a comfortable and practical environment.

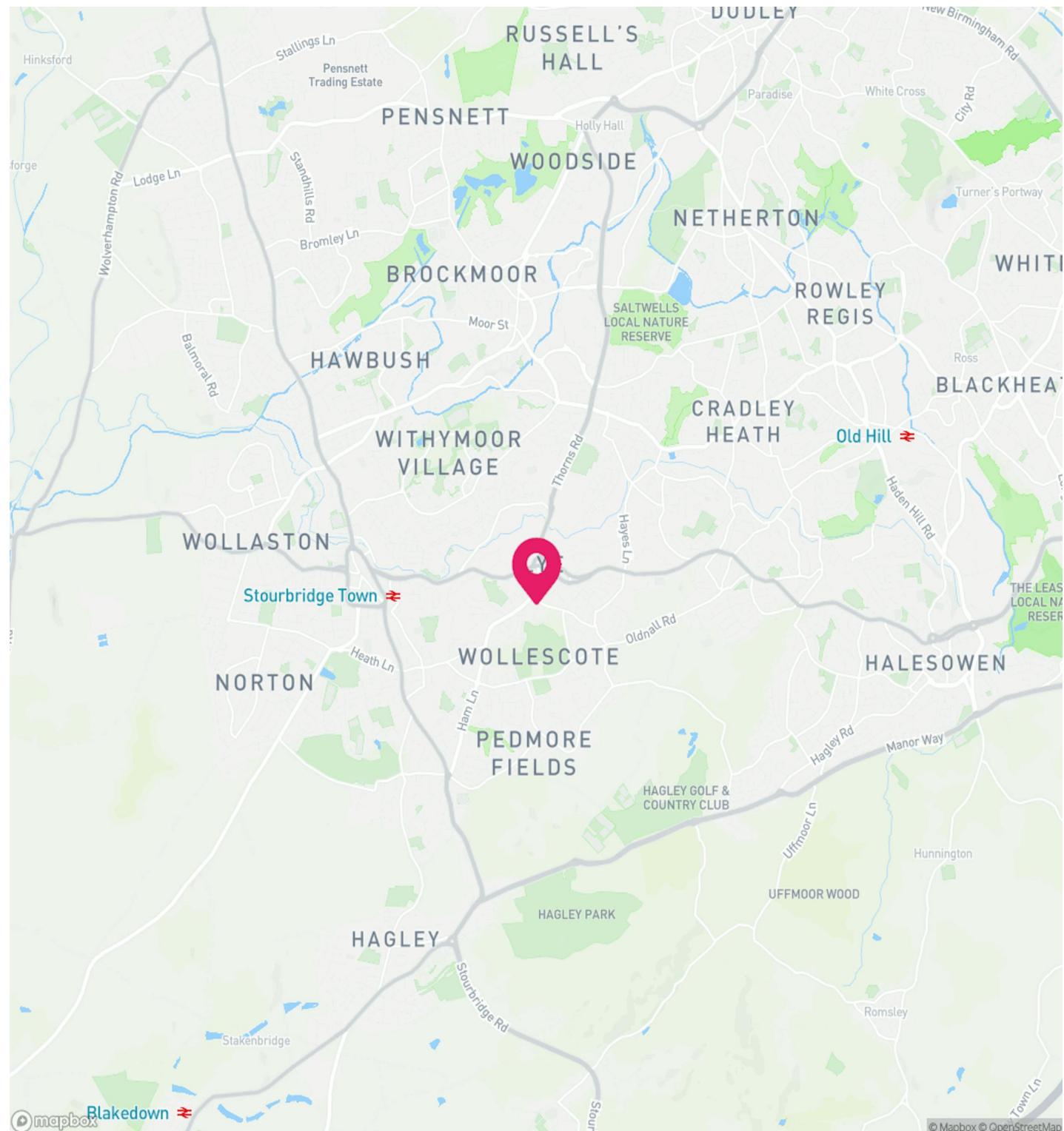
The premises include an extensive car parking area, accommodating at least 22 vehicles, making it ideal for a wide range of dining and event concepts.



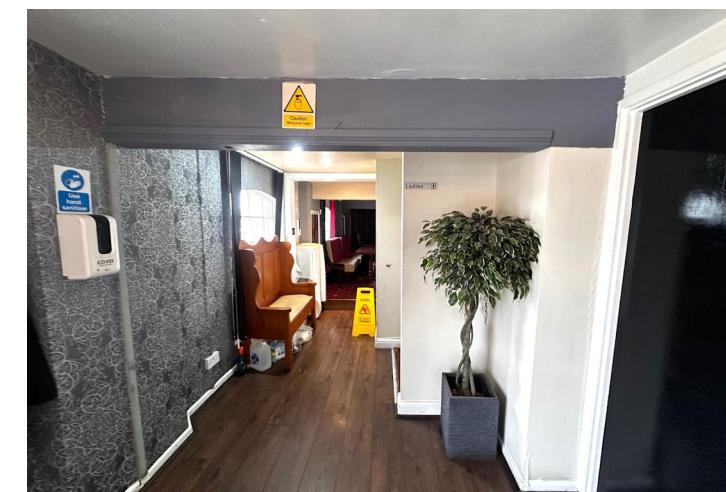
## LOCATION

The property enjoys an extremely prominent position at the very busy crossroads junction for the A4036 Pedmore Road and the A458 Stourbridge Road and provides easy access to Stourbridge and Halesowen Town Centres and Merry Hill Shopping Centre and The Waterfront.

The town's train station is close by with links directly into Birmingham City Centre and beyond







## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Restaurant, Bar & Kitchen	1,430	132.85	Available
1st - Function Room	545	50.63	Available
<b>Total</b>	<b>1,975</b>	<b>183.48</b>	

## ALTERNATIVE USES

Please note the property can be used for alternative uses, subject to planning.

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£19,500

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£22,500 per annum on a new lease with length and terms to be agreed

## POSSESSION

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

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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