

# TO LET



**2-3 GREAT CORNBOW  
HALESOWEN  
WEST MIDLANDS  
B63 3AB**

- ❖ **FORMER BANKING PREMISES**
- ❖ **WOULD SUIT PROFESSIONAL OFFICES OR RETAIL**
- ❖ **EXCELLENT TOWN CENTRE LOCATION**

## **LOCATION**

The property is prominently situated at the junction of Great Cornbow with Hagley Street, Halesowen in the centre of the pedestrianized shopping area almost directly opposite the entrance to the Cornbow Shopping Centre and where other retailers are situated including Dancers (Menswear), Wilkinsons, WH Smith etc. The property is situated a short walking distance from open air public car parking plus a multi-storey car park.

Halesowen is a principal town in the Metropolitan Borough of Dudley and is approximately 6 miles southwest of Birmingham city centre. Junction 3 of the M5 motorway at Frankley/Halesowen is approximately 2 miles distant.

Regulated by RICS

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## **2-3 GREAT CORNBOW, HALESOWEN, B63 3AB.....Continued**

### **DESCRIPTION**

The property comprises a 2 storey building formerly part of the HSBC Bank branch. The internal accommodation comprises.

	<b><u>SQ.FT.</u></b>	<b><u>AREA</u></b> <b><u>SQ.M.</u></b>
<b><u>GROUND FLOOR OFFICES</u></b>	858	80.6

With solid floor, gas central heating, suspended ceilings comprising:-

2 Customer Waiting & Interview Areas  
Front Managers Interview Office  
Middle Interview Office  
Customer Service Area and further Interview Office

Stairs lead to:

<b><u>FIRST FLOOR</u></b>	<b><u>847</u></b>	<b><u>78.7</u></b>
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With similar accommodation having

Separate Ladies and Gents Toilets.  
Front Office  
Store Room  
Back Office

<b><u>NET INTERNAL AREA</u></b>	<b><u>1715 SQ.FT.</u></b>	<b><u>159.3 SQ.M.</u></b>
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### **RATING ASSESSMENT**

The property will require reassessing for rating purposes.

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**TERMS**

The property is available on new lease terms from 17<sup>th</sup> May 2023. The lease will be granted on full repairing and insuring terms. Length of lease to be agreed – minimum term 5 years

**ENERGY PERFORMANCE CERTIFICATE** Awaited – Rating to be reassessed.

**FIXTURES AND FITTINGS**

Gas fired central heating, all fitted light fittings, fitted carpets throughout, toilets to ladies and gents as fitted with wash hand basins. Security alarm.

**RENT** On application

**V.A.T.** We are advised VAT is not applicable to this transaction.

**SERVICES**

It is understood all mains services comprising gas, electricity, water and drainage are available to the property.

The Agent has not tested any plant, apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. The tenant is advised to obtain their own verification from their solicitor or surveyor.

**LEGAL COSTS**

Each party to pay their own respective legal costs incurred in the transaction.

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**VIEWING** By strict appointment with the Sole Agents:

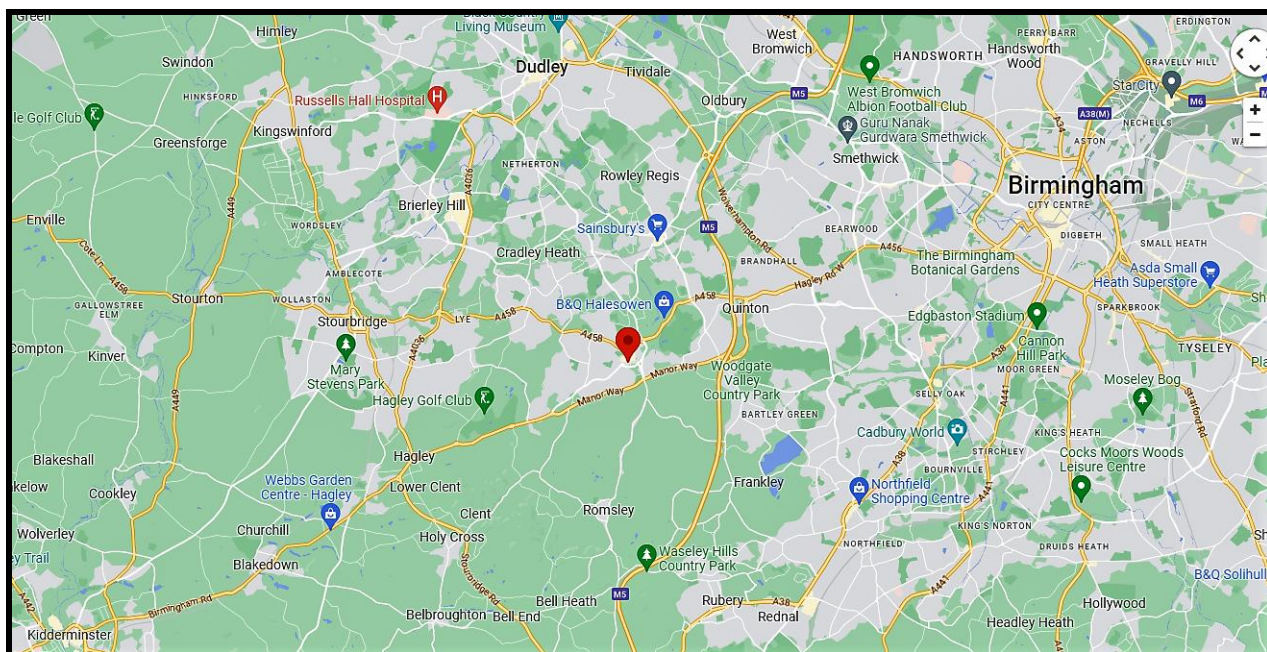
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**SUBJECT TO CONTRACT**



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