## TO LET



GROUND FLOOR 119 HIGH STREET CRADLEY HEATH WEST MIDLANDS B64 5HE

# BETTING SHOP – MAY SUIT OTHER USES BUSY HIGH STREET LOCATION AVAILABLE AUGUST 2024

#### **LOCATION**

The property is located in the central shopping area. Other traders include Bakers Kitchen, Millennium Leisure Amusements, Sense and the indoor market.

Dudley town centre is approximately 3 miles distant and Stourbridge town centre 4 miles distant.

#### **DESCRIPTION**

The property comprises ground floor of a 2 storey building (first floor not included). The accommodation comprises ~

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#### 119 HIGH STREET, CRADLEY HEATH, B64 5HE.....Continued

#### **GROUND FLOOR RETAIL AREA**

Ground floor shop having marley tiled solid floor, suspended ceiling and air conditioning. Managers Kiosk/office with steps up to further customer area, ladies and gent toilets

**Net Internal Area** 

845 Sq.Ft. 78.5 Sq.M.

#### **SERVICES**

Mains electricity, water and drainage are available to the property. We have not checked the efficacy nor the capacity of the services, installations or connections. We recommend interested parties confirm these to be adequate for their own requirements.

#### **RATING ASSESSMENT**

2023 Rateable Value: £6,800.

#### **LEASE TERMS**

The property is offered by way of a new lease for a minimum term of 3 years on internal repairing and insuring terms to be granted within the provisions of the Landlord & Tenant Act 1954 (Part II) as amended i.e. a business tenancy plus service charge contribution towards external repairing and maintenance.

#### **RENT**

£9,000.00 per annum (exclusive of rates and other outgoings)

#### **REFERENCES**

3 references to include one bank and 2 business/trade references will be required from any intending applicant. These will be submitted to the Landlord for approval prior to instructing Solicitors.

#### **FIXTURES & FITTINGS**

Suspended ceilings, air conditioning unit, lighting, toilet and sanitary wear, plumbing and kitchen unit as fitted. Fitted security alarm. All other items are expressly excluded.

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#### **LEGAL COSTS**

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

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

**EPC RATING** B (available with these particulars)

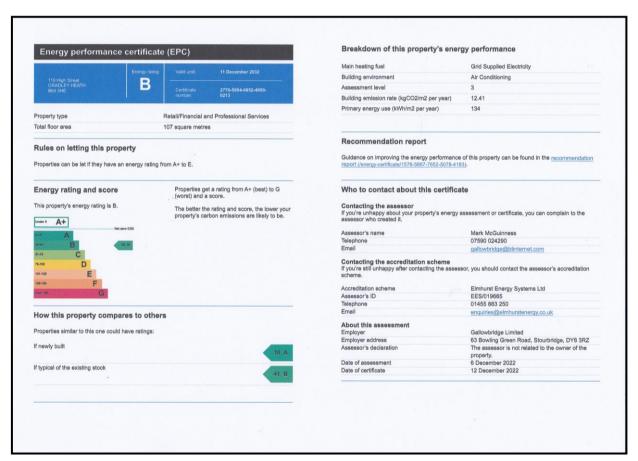
#### **VIEWING**

By strict appointment with the Sole Agent: John Emms Commercial

Tel: 01384 257284

Email: john@johnemmscommercial.co.uk
Website: www.johnemmscommercial.co.uk

#### **SUBJECT TO CONTRACT**



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