



Canalside • 9A Narrowboat Way • Dudley • West Midlands DY2 0XQ

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**TO LET**

**LOCK UP SHOP**

**20 WINDMILL HILL  
COLLEY GATE  
HALESOWEN  
WEST MIDLANDS  
B63 2DB**

**\* Sales Area - 649 sq.ft. (60.32 m<sup>2</sup>) approx \***

**\* Prominent Position \***

**\* New Lease Available \***

## **LOCATION**

The property is located on the A458 Windmill Hill, a busy road linking Stourbridge to Halesowen (location plan attached).

## **DESCRIPTION**

The ground floor lock up shop comprises an 'L' shaped sales area with a store, kitchen and toilet to the rear.

## **ACCOMMODATION**

|         |   |            |
|---------|---|------------|
| SHOP    | - | 649 sq.ft. |
| STORE   | - | 86 sq.ft.  |
| KITCHEN | - | 33 sq.ft.  |
| TOILET  | - | -          |

Net Internal Area 768 sq.ft. (71.38m<sup>2</sup>) approx.

## **SERVICES**

All mains services, except gas, are connected.

## **RATING ASSESSMENT**

Rateable Value : To Follow.

U.B.R. (2010/2011): 41.4 in the £.

## **LEASE TERMS**

Available with the benefit of a new Lease for a term to be agreed. The Tenant will be responsible for all internal repairs/decorations and the insurance premium as arranged by the Landlord.

## **RENT**

£5,500 per annum exclusive.

## **VAT**

V.A.T. may be levied on the rent etc.

## **FIXTURES AND FITTINGS**

All usual fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

## **LEGAL COSTS**

The tenant will be responsible for the Landlords reasonable legal costs.

## **VIEWING**

Strictly via the Sole Letting Agents SELLERS (01384) 456789.

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