

TO LET

FIRST FLOOR PREMISES

**TURNERS LANE
WITHYMOOR VILLAGE
BRIERLEY HILL
DUDLEY
WEST MIDLANDS
DY5 2PG**



*** 1,500 sq.ft. (139.41 sq.m.) N.I.A. approx ***

*** Popular Area ***

*** Lift Access ***

LOCATION

The premises are situated within a small development on Turners Lane, Withymoor Village, Brierley Hill (location plan attached). Brierley Hill Town Centre is within half a mile.

DESCRIPTION

A former Doctors Surgery, the first floor suite comprises one open plan and two/three private rooms, stores, kitchen and toilets. Carpet/part linoleum covered floors, night storage heating. A lift provides access from the ground floor.

Car parking is available.

ACCOMMODATION

1,500 sq.ft. (139.41 sq.m.) Net Internal Area approx.

Note: Floor area to be confirmed.

SERVICES

All mains services, except gas, are connected. Monitored C.C.T.V. security is available.

RATING ASSESSMENT

Rateable Value : £7,600

U.B.R. 48.5 p in the £, (2009/10).

LEASE TERMS

The premises are available with the benefit of a new lease for a term to be agreed. The tenant will be responsible for all repairs/decorations and the insurance premium as arranged by the Landlord. The lease will incorporate a service charge to cover the repair/maintenance of all common areas etc.

RENT

£6,500 per annum exclusive.

V.A.T.

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

LEGAL COSTS

The incoming tenant will be responsible for the landlords reasonable legal costs.

VIEWING

Strictly by appointment with the Sole Agents - SELLERS (01384) 456789.

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