

Brownhills - 69 High Street - Shop To Let

- Main high street for town centre
- Adjacent to Subway
- Amber Taverns planning to open adjacent
- Suitable for retail and leisure uses, STPP

Location

Located in a prime location on the main high street, adjacent to Subway, and Amber Taverns due to open the other side. Tesco Superstore is located opposite.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

| | | |
|------------------|-------------|----------|
| Internal Width | 35 ft 8 ins | 10.86 m |
| Ground Floor NIA | 2,195 sq ft | 204 sq m |

Lease

The property is held on a full repairing and insuring lease, due to expire on 1st August 2022 at a current passing rent of £23,000 pa, with no further rent reviews.

Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

Terms

The property is available via an assignment of the existing lease, with an initial rent free period – subject to status, or alternatively a new sub-lease is available until lease expiry, rent upon application.



Business Rates

The current Rateable Value for the property is believed to be £22,050.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/Z1A8aj7aVuB8yk318>

Link to Map / Location

<https://goo.gl/maps/1WSuj1fJQQAyHrrBA>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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