



Doolittle & Dalley.
CELEBRATING 125 YEARS

**7 Peckingham Street,
Halesowen, West Midlands,
B63 3AW
£10,000 p.a. for the first year**

- Shop to let in prime town centre position
- Within pedestrianised shopping area
- Premises previously a pharmacy, cleared & ready for immediate occupation
- Ground Floor main retail area - Approx 103 sq mtrs (1108 sq ft)
- Rear Stores & Office
- First Floor Store room with rear access



TO RENT £10,000 per annum FOR THE FIRST YEAR, rent negotiable thereafter. A well situated retail shop with ground and first floor accommodation. Spacious retail area and additional storage space plus office on the ground floor. First floor goods inward area and delivery room with exterior access, ladies and gents toilet facilities and staff kitchen. Suitable for a variety of retail commercial and associated uses. Viewing essential to appreciate size and layout of accommodation. EPC=D. Further pictures can be seen online at www.doolittle-dalley.co.uk

Main Shop

49'3" x 22'5" (15m x 6.83m)

Disconnected air conditioning unit**Rear Storage Area**

17'9" x 11'7" (5.4m x 3.53m)

With fitted cupboard

Inner corridor

17'9" x 3'5" (5.4m x 1.04m)

Office

9'11" x 7'2" (3.02m x 2.18m)

Adjacent room

5'3" x 7' (1.6m x 2.13m)

Wash basin

Rear Store

14'6" x 15'9" (4.42m x 4.8m)

Meter Cupboard**Stairs to First Floor****Rear storage area**

29' x 19'5" (8.84m x 5.92m)

Worcester Gas Fired Central Heating boiler

Inner Passage

55'9" x 3'5" (17m x 1.04m)

Gents toilets

10'2" x 6'11" (3.1m x 2.1m)

Wash basin, low flush wc

Ladies toilet

15'10" (4.82) x 12'2" (3.7) x 5'4" (1.63) x 7'3" (2.22)

2 wash hand basins. 2 low flush wcs. Double radiator.

Kitchen

10'6" x 23'2" (3.2m x 7.06m)

Single drainer stainless steel sink unit

Legal Fees

A contribution will be payable towards the Landlord's legal fees for a new lease by negotiation.

Rateable Value

The current Rateable Value is £17,000 as of March 2021. The ingoing tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

Lease Details

To Let on a flexible terms, ideally a 5 year fully insuring and repairing lease, with a 3 year break clause/rent review.

Services

Mains water, electricity and drainage. The property has a partial central heating system. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate. A Service charge will apply in relation to any communal services and building insurance. Full details on request

Fixtures & Fittings

Any fixtures and fittings not mentioned in these particulars are excluded from the lease.

Viewing

By prior arrangement with Doolittle & Dalley 01562 821600

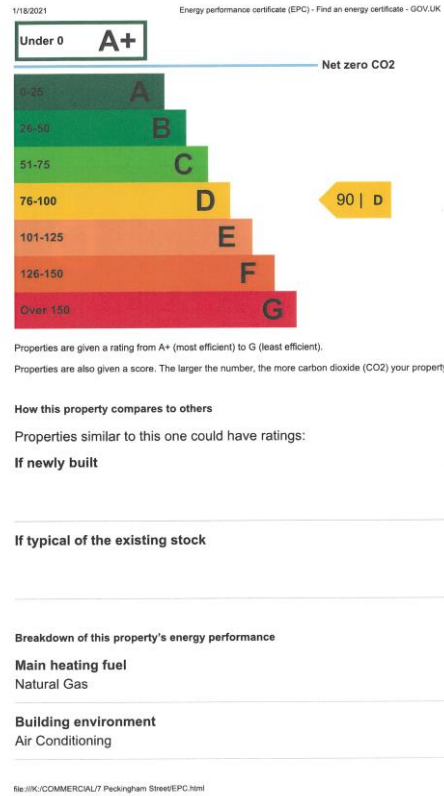
Misrepresentation Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.



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