

OLDBURY, 328 & 330 Pound Road, B68 8NQ. Two Retail Units – To Let

Available separately or combined. **NO VAT ON RENT**



LOCATION

The property is in a prominent corner position within a parade of similar shops at the roundabout junction of Pound Road, Brandhall Road and Moat Road. The property is directly opposite the Post Office.

DESCRIPTION

The property comprises two lock-up shop units with the capability to be combined into a single unit standing behind a forecourt with direct access from the roadside and adjacent public car parking area. The units have good prominence to the roadside behind the forecourt. The units have WC facilities and rear access.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Net Internal area		
328 Total NIA	45.99 sq m	534 sq ft – U/O
330 Total NIA	65.79 sq m	709 sq ft

Or		
Double unit TOTAL NIA	111.78 sq m	1243 sq ft

TENURE

The units are available to let by way of a new lease for a term of years to be agreed.

USE

All interested parties are advised to check their proposed use with the local planning authority.

RENT

328 - £13,950 per annum, exclusive
330 - £14,950 per annum, exclusive

£29,950 per annum, exclusive.

BUSINESS RATES

Rateable Values 328 - £7,100
(with effect 01/04/2026) 330 - £7,700

Interested parties should verify this information with the local rating authority.

OTHER OUTGOINGS – payable in addition

328 service charge for current year - £3,144.24; insurance £880.00
330 service charge for current year - £3,458.68; insurance £943.61

EPC

On Application

VAT

VAT is NOT payable on rent.



0121 643 9337

info@johnsonfellows.co.uk
www.johnsonfellows.co.uk

OLDBURY, 328 & 330 Pound Road, B68 8NQ. Two Retail Units – To Let

Available separately or combined. **NO VAT ON RENT**



TIMING

Possession is available on completion on legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs.

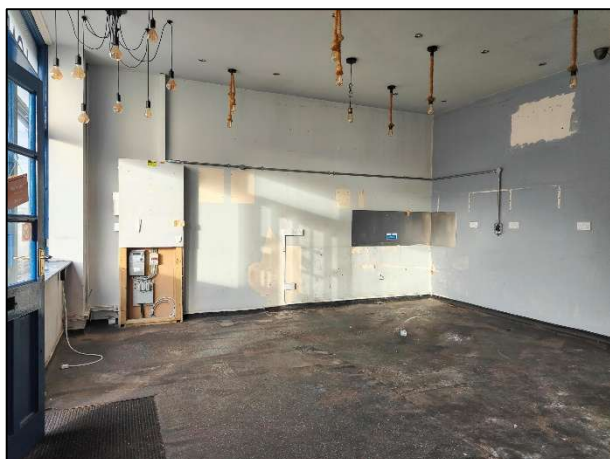
VIEWING

All viewings by prior appointment through this office.
Contact Caren Ryan on 0121 643 9337.

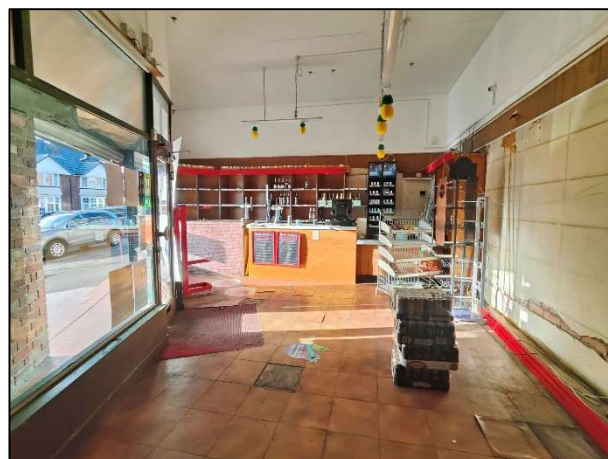
CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk



328 Pound Road



330 Pound Road



328 Pound Road

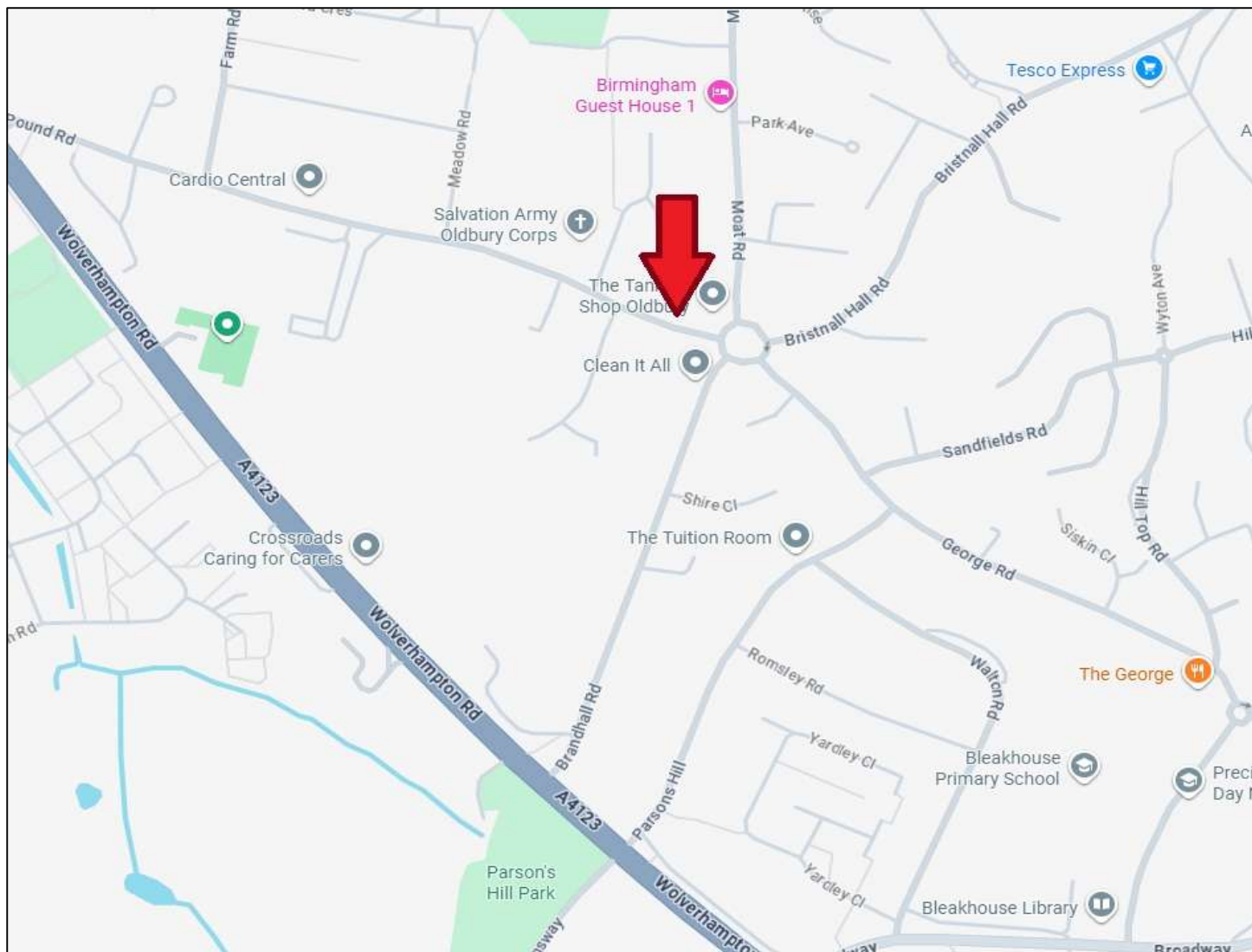


330 Pound Road

Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warrantee whatever in relation to this property.

OLDBURY, 328 & 330 Pound Road, B68 8NQ. Two Retail Units – To Let

Available separately or combined. **NO VAT ON RENT**



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.