

West Bromwich, 118 Beverley Road, Stone Cross, B71 2LS

Retail Premises – To Let



LOCATION

The property is situated within a parade of shops on Beverley Road, Stone Cross, which in turn is located just off the A4031 Walsall Road, approximately 1.5 miles north of West Bromwich town centre. Wednesbury town centre is situated approximately 2 miles distant.

DESCRIPTION

The property comprises a ground floor retail shop currently fitted out as a takeaway restaurant with counter, storage cupboard, kitchen and WC facilities.

Having full width display window with entrance door, internally the property has painted, tiled or panelled walls with a covered floor to the shop front. The property benefits from an electric roller shutter covering the frontage and rear fire exit door.

There is a forecourt to the front of the property with on-street parking being available.

ACCOMMODATION

Ground Floor Sales 58 sq m 619 sq ft

SERVICES

We understand that mains water, gas, electricity (single phase) and drainage are connected or available. All interested parties must check this position with their advisors/contractors.

We confirm we have not tested any of the serviced installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£14,850 per annum, exclusive.

BUSINESS RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value from 1/4/2026 - £6,400

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

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

USE

Interested parties are advised to make their enquiries with Sandwell Council. Interested parties are advised to check this position with their advisors/contactors.

EPC

C54 – Expiring August 2034

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as the VAT in respect of any transaction.

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. Or via joint agent Bulleys on 0121 544 2121.

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk

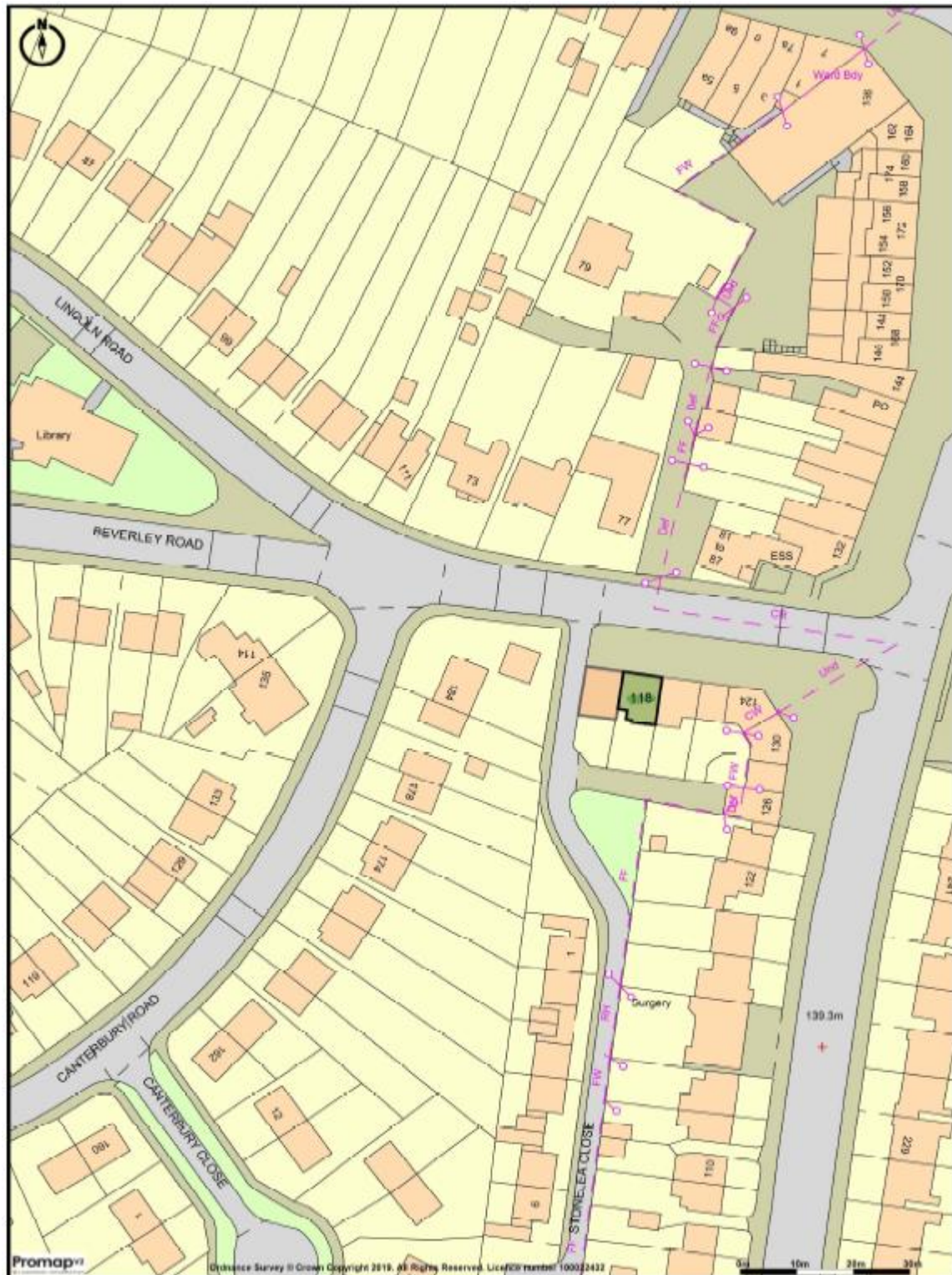


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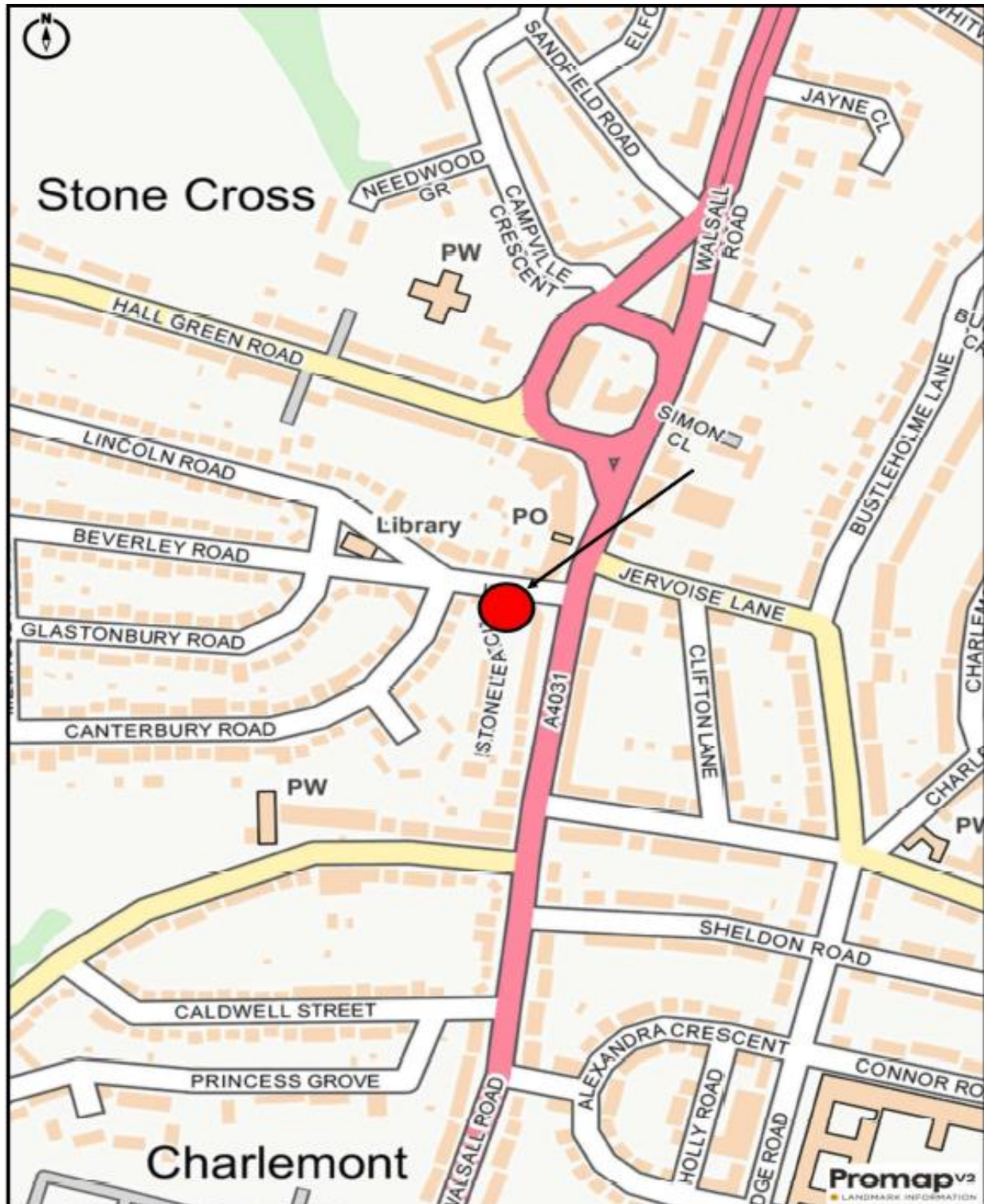
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