

# TO LET



## LARGE RETAIL PREMISES 97 & 99 HIGH STREET, BRIERLEY HILL, DY5 3AU



### LOCATION

The property is located on the main high street directly opposite Briery Hill Market Hall. The premises are located close to the Moor Centre where Poundland and Iceland are represented.

### DESCRIPTION

The premises comprise a large ground floor property with basement storage/loading.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH (FRONT)	27'3"	8.3 m
NET GROUND FLOOR AREA (approx)	3000 sq ft	279 sq m
BASEMENT (APPROX)	3665 sq ft	340 sq m

### LEASE

The property is available by way of a new fully repairing and lease for a term of years to be agreed upon in multiples of 5 years.

### RENTAL

£17,500 pa (exclusive of rates).

### RATING ASSESSMENT

Rateable Value: £21,750

Rates Payable 2019-2020: £10,679

Please contact the Local Authority for further information.

### BUILDING INSURANCE

The building insurance is approximately £1,318 per annum for the year to 24.3.2020.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 67 (Band C). A copy of the certificate is available upon request.

### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

### VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111 or Creative Retail on 0121 400 0407

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