

25 – 29 Queensway | Halesowen | B63 4AB

Prominent Class E unit with substantial frontage

185.96m²
(2,001ft²)

- Prominent town centre location
- Mixed retail and leisure pitch
- Located close to main town centre bus terminal
- On street car parking locating opposite
- Secure loading area to the rear
- Quoting rent £25,000 per annum exclusive



TO LET



Location



Gallery



Contact



FHP are pleased to be appointed by Dudley MBC to commence marketing of a town centre retail space located on Queensway, a busy town centre retail pitch located close to the main town centre bus terminal.

Location

Halesowen is a busy black country town located approximately 9 miles west of Birmingham City Centre. The town centre supports a population of 65,000 with major retailers represented including **Asda**, **Wilko**, **Card Factory**, **T H Baker**, **Greggs** and **Clarks Shoes**.

The subject property is located off Queensway which is a mixed retail and leisure pitch located close to the town's main bus terminal.

Occupiers in the immediate vicinity include **J D Wetherspoons**, **Anytime Fitness**, **VapeHQ** and **Age UK**.



Description

The unit provides ground floor trading space with a substantial triple frontage to Queensway. Mains electricity and water supplies are connected, and the unit provides a secure loading area to the rear. On street car parking is located opposite the premises. The unit itself can be handed over part fitted.





Floor Areas

Description	m ²	ft ²
Ground Floor	185.96	2,001
Total	185.96	2,001

Lease Terms and Rental

The property is available by way of a new FRI lease for a term of years to be agreed:-

£25,000 per annum exclusive
(Twenty Five Thousand Pounds)

VAT

The property is selected for the purposes of VAT and will be charged in addition to the rent.

Service Charge

The service charge will not be payable.



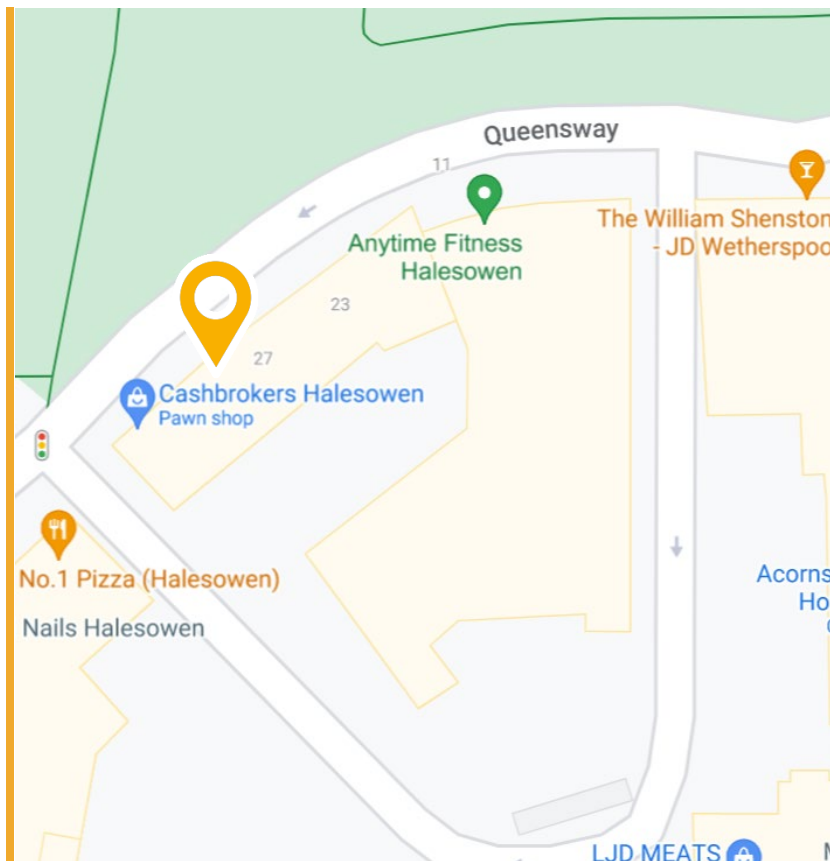
Location



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Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (RV): £28,250

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Planning

The property is categorised as retail within Use Class E and can therefore be used for the following uses: retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

A copy of the Energy Performance Certificate is available upon request.



Location

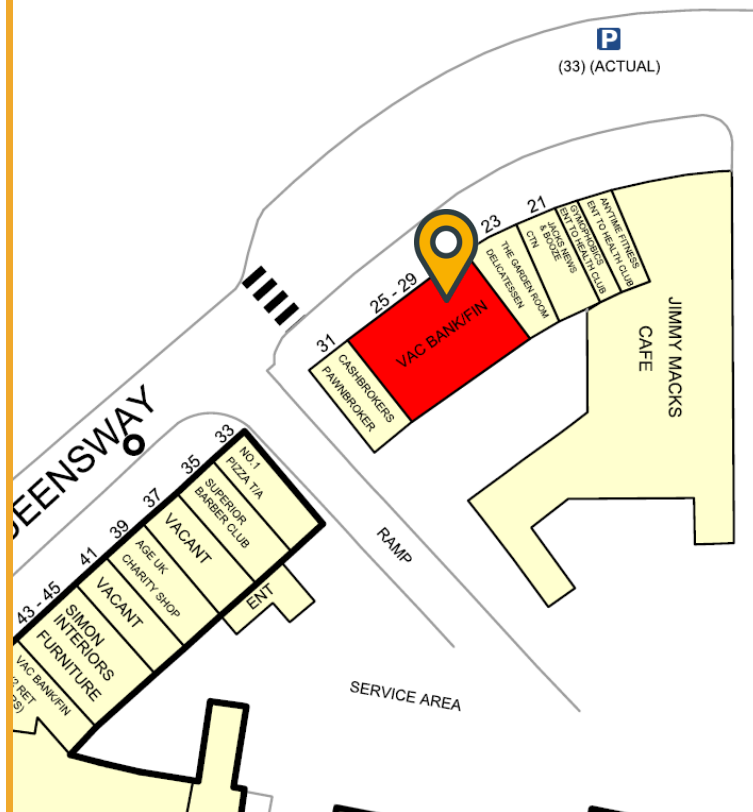


Gallery



Contact

SAT NAV: B63 4AB



Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Doug Tweedie

07887 787 892

doug@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

First Floor
122-124 Colmore Row
Birmingham, B3 3BD

fhp.co.uk

23/05/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.