

8-10 Hagley Street | Halesowen | B63 3AS

Substantial Class E Space – Available subject to Vacant Possession

Ground Floor

2,316m² (24,929ft²)

- Prominent town centre location
- Mixed retail and leisure pitch
- Adjacencies include **Iceland** and **Shipleys** with **B&M**, **Asda** and **Poundland** located nearby
- 450 space multi-storey car park adjacent
- Secure loading area to the rear
- Available subject to Vacant Possession



TO LET



Location



Gallery



Contact



FHP are pleased to be appointed to commence marketing of a substantial retail space located on Hagley Street, a busy town centre retail pitch located adjacent to a 450 space multi-storey car park.

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 and major retailers represented including **Asda**, **Card Factory**, **T H Baker**, **Greggs** and **Clarks Shoes**.

The subject property is located off Hagley Street, which is a mixed retail and leisure pitch, and adjacent to Halesowen Town Hall.

Occupiers in the immediate vicinity include **WH Smith**, **Iceland**, **Shipleys Amusements** and **HSBC**.

Description

The unit provides a substantial ground floor trading space with first floor ancillary storage. Mains electricity and water supplies are connected, and the unit provides a large, secure loading area to the rear.

The nearest car park is the Council operated 450 space multi-storey adjacent.





Floor Areas

Description	m ²	ft ²
Ground Floor	2,316	24,929
First Floor	621	6,684
Total	2,937	31,613

Lease Terms and Rental

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

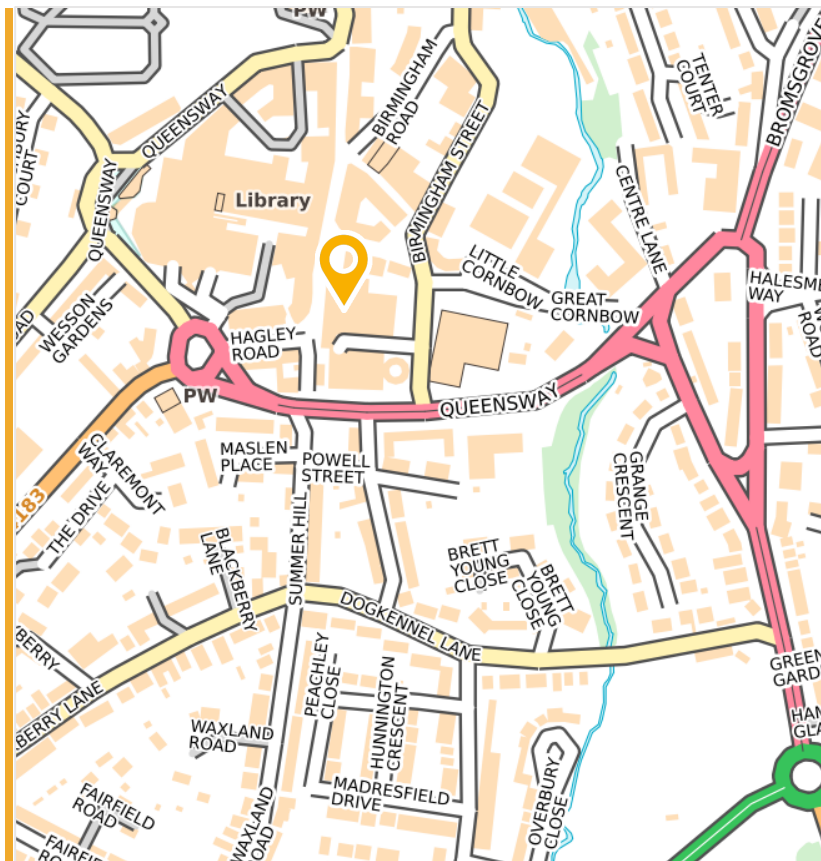
On Application

VAT

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

Service Charge

The service charge for the current accounting year is £11,000.



Business Rates

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

Shop & Premises

Rateable Value (RV): £140,000

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

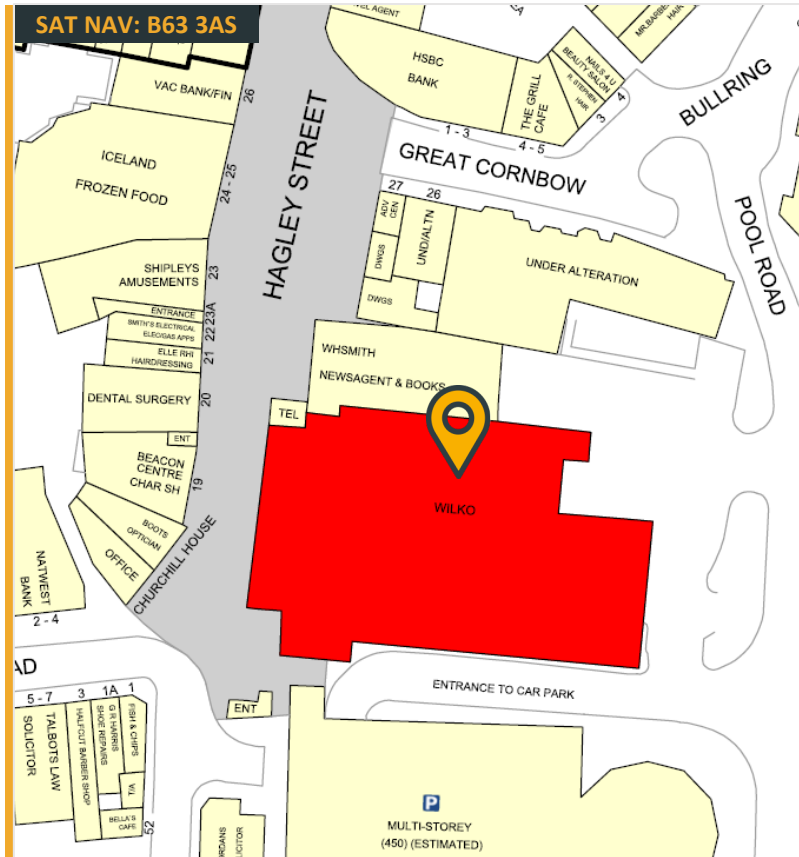
The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing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



Further Information

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

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