

# TO LET

49 HALESOWEN ROAD, NETHERTON  
DY2 9QD

Halls<sup>1845</sup>

COMMERCIAL



## Prominent commercial property

199.62 m sq (2,149 sq ft GIA)

Benefiting from a prominent roadside position

Self contained - with parking

Huge development potential

Suitable for a range of uses - subject to consents

Rent: £11,000 per annum (exclusive)

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## LOCATION

The property is prominently situated on the Halesowen Road and occupies a prime roadside position within the Town Centre of Netherton.

Netherton is an area of the Metropolitan Borough of Dudley, 1.5 miles (2 km) south of Dudley town centre in the West Midlands.

Access is afforded to Netherton High Street via the A459 Cinder Bank Road to the North of Halesowen Road.

## DESCRIPTION

The property comprises of a single storey building, currently arranged as a front banking hall, a range of smaller interview/meeting rooms and a larger back office area offering male/female WC's, staff kitchen and breakout area.

The property benefits from a self-contained, gated parking area to the rear.

The property sits on a 456.8 m sq site (0.11 acres) surrounded by predominantly residential dwellings.

## PLANNING

The property currently benefits from an A2 consent (financial and professional services) within the Town and Country Planning (Use Classes) Order 1987.

However the property would be considered suitable for a wide range of commercial uses (subject to consents).

Interested parties should make their own enquiries to the planning department.

## ACCOMMODATION

(All measurements approximate)

Gross Internal Area 199.62 m sq (2,149 sq ft)

Net Internal Area 186.71 m sq (2,010 sq ft)



## TENURE

The property is available to let on a new lease for a length of term by negotiation. The lease is to be granted on a Tenants Full Repairing and Insuring Terms.

## RATEABLE VALUE

Verbal enquiries were made to the local charging authority and we were advised as follows:

Rateable Value 2017/18: £13,000

Rates Payable 2017/18: £6,058

## EPC

Available upon request.

## SERVICES

Not tested at the time of our inspection. Prospective tenants should make their own enquiries.

It is understood that mains water, electricity and drainage are connected to the property.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the granting of a new lease.

## FINANCIAL ACT 1989

All prices are quoted exclusive of VAT. Any prospective tenants should satisfy themselves independently as to the VAT in respect of any transaction. It is understood that the building is elected for VAT.

## LOCAL AUTHORITY

Dudley Metropolitan Borough Council

Council House, Priory Road, Dudley, West Midlands DY1 1HF

## VIEWING

Strictly by prior arrangement via the sole agent.

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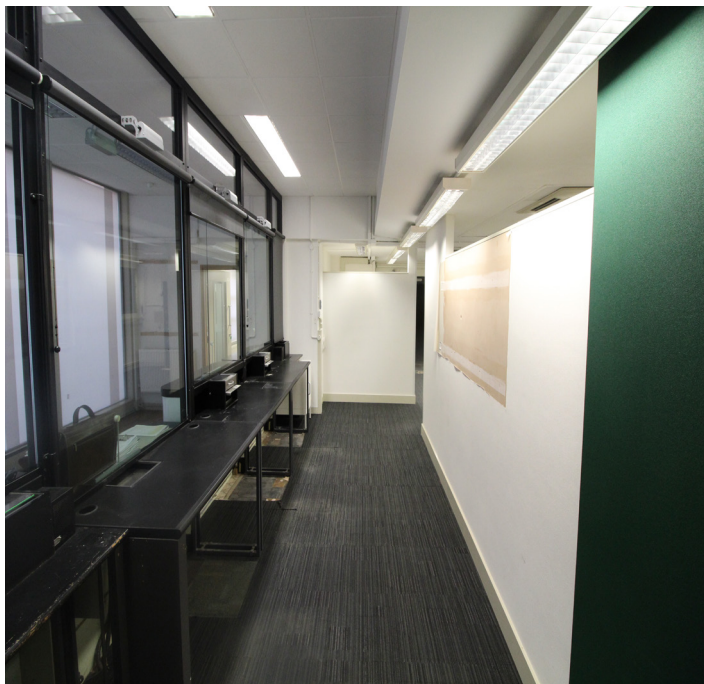
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