

hexagon<sup>TM</sup>  
commercial property



- SUITABLE FOR A VARIETY OF USES (STPP)
- ALLOCATED PARKING
- PROMINENT ROADSIDE LOCATION

## RETAIL

568 SqFt ( 53 SqM )

£10,800 plus VAT per annum

117A Powke Lane, Cradley Heath, B64 5PX

# TO LET



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## Description

This unit is currently trading as a convenience store and occupies a very prominent, roadside position on Powke Lane, Cradley Heath and benefits from a substantial amount of passing traffic. To the front of the property comprises a good sized retail area and counter. To the rear is a storage space for goods.

## Location

The premises are located on Powke Lane, Cradley Heath, a busy thoroughfare between Blackheath and Netherton. The area is serviced by the A4100 giving excellent access from Blackheath, Cradley Heath, Old Hill, Halesowen and Netherton.

## Accommodation

568 SqFt ( 53 SqM )

## Rates

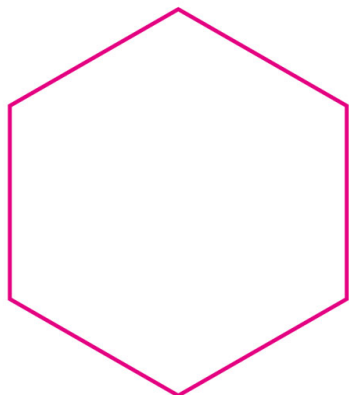
Rateable Value: £7,000

It is understood that the unit will benefit from 100% small business rate relief, however the tenant should confirm this with the relevant local council.

## Terms

The premises are to be let by way of a new lease on terms to be agreed.





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