



hexagonTM
commercial property



- PRIME ROADSIDE LOCATION
- HIGH VOLUME OF PASSING TRAFFIC
- ALLOCATED PARKING AVAILABLE

RETAIL

969 SqFt (90 SqM)

£14,500 per annum

Unit 1 - 89 Dudley Road, Halesowen, B63 3NS

TO LET



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Description

An excellent opportunity to acquire a well-located retail premises in Halesowen. This ground-floor commercial unit, previously operating as an indian takeaway is situated in a small retail parade on the Dudley Road, benefiting from high volumes of passing traffic and strong visibility.

The property comprises an open plan shop area, with a spacious commercial kitchen, and ancillary/storage areas. The unit is partially fitted with extraction ducting and utility connections suitable for a variety of food businesses.

Location

89 Dudley Road is located in Halesowen, a busy market town in the West Midlands with a population of approximately 60,000. The property benefits from strong volume of passing traffic and excellent connectivity, being just 7 miles from Birmingham city centre and 6 miles from Dudley. Nearby amenities include Tesco Express (0.3 miles), ASDA (0.5 miles), and the major retail hub of Merry Hill Shopping Centre (4 miles). The surrounding area has a local population of around 1,500 residents, making it an ideal location for a food business looking to attract both locals and passing trade.

Accommodation

Unit - 969 Sq Ft

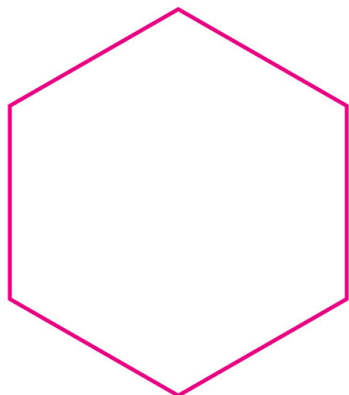
Rates

Rateable Value - £11,750

It is thought that an incoming tenant should benefit from 100% business rate relief via the Small Business Rate Relief government initiative however confirmation should be sought.

Terms

The premises are to be let by way of a new lease on terms to be agreed. Service Charges and Buildings Insurance payable separately.



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