



hexagonTM
commercial property



- PROMINENT ROADSIDE LOCATION
- GLASS SHOPFRONT
- AMPLE PARKING AVAILABLE
- OFFICE, RETAIL AND STORAGE SPACE
- UNDERGOING REFURBISHMENT

RETAIL

4,579 Sq Ft (425 Sq M)

£30,000 per annum exclusive

Unit B The Old Dairy, Brierley Hill, DY5 3JL

TO LET



hexagonTM
commercial property





Description

This prominent roadside unit comprises approx. 4,579 sq ft which is split between the retail, office and warehouse accommodation across the ground floor and mezzanine. The ground floor is approx. 1,597 sq ft of retail space with 1,070 sq ft of storage space at the rear. The mezzanine is approx. 1,912 sq ft.

The property also benefits from additional security in the form of a roller shutter and ample parking in front of the unit.

Location

The property is situated at the front of The Old Dairy Estate on Brettell Lane (A461), approximately 0.75 miles from Brierley Hill town centre. The A461 provides a direct route between Stourbridge, Brierley Hill and Dudley, connecting with the wider Black Country road network. Lye railway station is approximately 1.25 miles away, while Junction 2 of the M5 motorway is approximately 6.5 miles from the property. Local bus stops are also available along Brettell Lane.

Accommodation

Ground Floor Retail: 1,597 Sq Ft

Ground Floor Rear Storage: 1,070 Sq Ft

Mezzanine: 1,912 Sq Ft

Total Accommodation: 4,579 Sq Ft

Rates

Rateable Value: £19,000

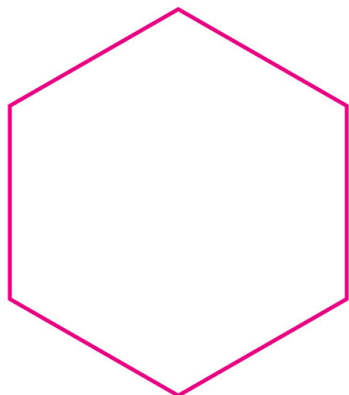
Rates Payable: £7,258 approx.

Interested parties are to confirm their queries regarding business rates with the relevant local authorities.

Terms

Terms to be agreed by way of new lease.

Application Fee: £100 plus VAT



**...get social
with Hexagon**

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

X @HexagonCP

@HexagonCommercial

**...and stay up-to-date with all
the latest properties
& news!**

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in April 2019.

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

**5 Heath Lane
Oldswinford
Stourbridge
West Midlands
DY8 1RF**

W3W///clock.port.smiles



hexagonTM
commercial property