hexagon™
commercial property

RICS



- HOT FOOD TAKEAWAY OPPORTUNITY
- PREVIOUSLY OPERATED AS FISH AND CHIP SHOP
- EXISTING EQUIPMENT IN SITU

RETAIL

499 SqFt (46 SqM)

£8,400 per annum exclusive

5 Beecher Road, Cradley Heath, B63 2DJ

TO LET

hexagon™
commercial property









Description

The property comprises a ground floor retail premises extending to approximately 499 sq ft, having historically traded as a fish and chip shop. There is also a vacant unit next door which 407 sq ft which could potentially be utilised as a seating area which can be included within the letting for an additional rental amount.

Internally, the premises benefit from a customer-facing sales area with stainless steel serving counter, a separate kitchen/preparation area with commercial catering equipment and extraction facilities, together with additional storage and washing facilities to the rear.

Location

The property is situated on Beecher Road in Cradley Heath, within an established residential area approximately 1 mile from Cradley Heath town centre. The premises benefit from a prominent roadside position, serving the surrounding residential catchment. Cradley Heath provides a range of local amenities and transport links, with convenient access to the wider Black Country via the A4100 and nearby A458.

Accommodation

Retail - 97 Sq Ft

Kitchen - 206 Sq Ft

Wash & Prep Area - 133 Sq Ft

Store - 41 Sq Ft

WC - 22 Sq Ft

Total - 499 Sq Ft

Rates

Rateable Value: £6,800

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.

The Landlord provides no warranties or guarantees regarding the condition, functionality or suitability of any fixtures, fittings or equipment remaining within the premises. Interested parties are advised to undertake their own inspections and testing to satisfy themselves that the equipment is suitable for their intended use.

RICS



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