



57-63 WHEATSHEAF ROAD, TIVIDALE, OLDBURY, B69 1SL

TO LET

Supermarket Premises

Size

NIA – 2,705 sq ft (251.31 sq m)

To Let^a

£25,000 per annum excl.

Prominent residential neighbourhood
of Oldbury

Suitable for a variety of retail uses

Ground floor lock up shop unit

Location

The property is located in the heavily popularised residential neighbourhood of Oakham fronting Wheatsheaf Road at its junction with Holly's Road and within close proximity to New Birmingham Road and Burntwood Island being accessed via Regent Road.

Description

The property comprises a ground floor lock up shop unit suitable for a variety of retail uses with the last use being as a local convenience store. Customer car parking is available immediately to the frontage of the shop.

Accommodation

Retail Sales	2,292 sq ft
Ancillary Stores	158 sq ft
Toilets/Loading	
1 st Floor Staff/Offices	255 sq ft
Total NIA	2,705 sq ft

To Let

£25,000 per annum excl. (payable quarterly in advance.)

Term

Available by way of a new Full Repairing and Insuring lease with a term and rent review pattern to be agreed.

V.A.T.

The property is not VAT registered.

Rating Assessment

Rateable value: £20,750
U.B.R.: 49.9p in the £ (2024/2025)
. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the letting.

Energy Performance Certificate

The property has a B rating.

Viewing

Contact – Michael Johnson and Co.

Tom Johnson

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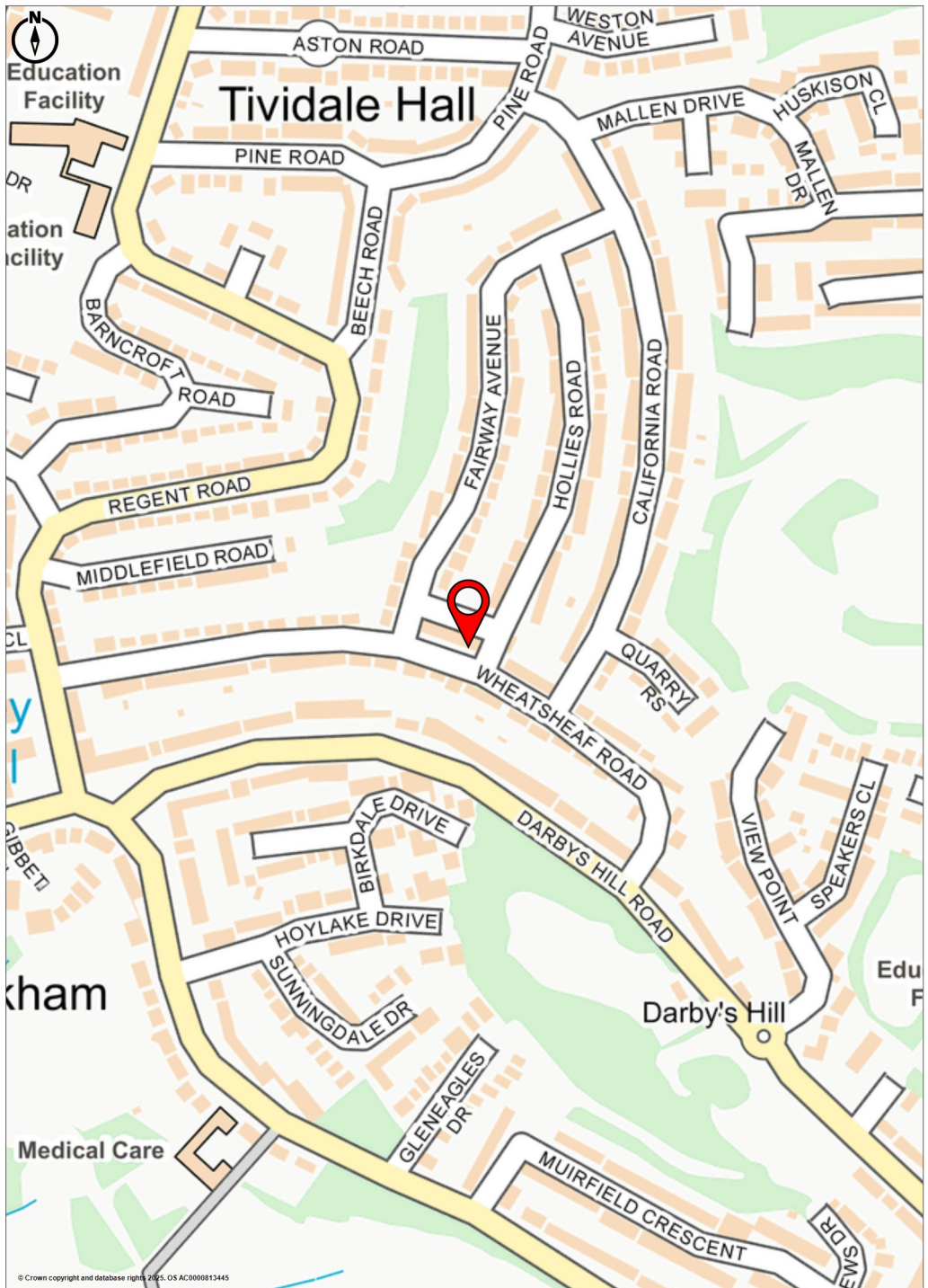
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