



## 79 HIGH STREET, HALESOWEN, B63 3BQ

### TO LET

Prime Retail Shop Unit with 1<sup>st</sup> Floor Stores

#### Size

Sales 575 sq ft

Rear Stores 80 sq ft

1<sup>st</sup> floor 505 sq ft

#### To Let

£17,500 per annum excl.

Prime location.

Rear yard.

2 Car parking spaces to rear

Suitable for a variety of retail & professional uses (STP)

## Location

The property is situated in a prime trading location within the pedestrian thoroughfare of the High Street adjoining Dixons Estate Agents and close to leading multiples such as TSB, etc.

## Description

The property comprises a ground floor retail unit benefitting from rear stores, toilet, 1<sup>st</sup> floor stores, rear yard and 2 car parking spaces to the rear.

## Accommodation

Gross frontage	16'6"
Net frontage	15'10"
Shop depth	38'2"
Sales area	575 sq ft
Rear stores	80 sq ft
Toilet	-
1 <sup>st</sup> Floor	
Office	82 sq ft
Stores No. 1	314 sq ft
Stores No. 2	68 sq ft
Kitchen	41 sq ft
Rear secure yard	
Car parking – 2 spaces	

## To Let

£17,500 per annum excl.

## 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.

All figures are quote are exclusive of VAT where applicable.

## Rating Assessment

Rateable value: £8,200

U.B.R.: 43.2p in the £ (2025/2026)

\* The property may qualify for 100% small business rates relief.

\* Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at [www.gov.uk](http://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. The prospective tenant is advised to obtain verification from their solicitor or surveyor.

## Notes

1. The letting agents disclose they have a personal interest in the property.
2. The premises will be subject to comprehensive repair works. Details on application.

## Legal Costs

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

## Energy Performance Certificate

Available on application.

## Anti-Money Laundering Regulations

In order to comply with anti-money laundering regulations, any prospective tenant will be require to provide the following:-

1. Satisfactory photographic identification
2. Proof of address/residency.

In the absence of being able to provide physical copies of the above, Michael Johnson & Co reserves the right to obtain electronic verification of identity. Satisfactory bank and trade references will also be required.

## Viewing

Strictly by appointment via the agents.

Contact – Michael Johnson and Co.

Mike Johnson

01384 395 323

07970 910 135

[mike@michaeljohnsonandco.com](mailto:mike@michaeljohnsonandco.com)

## Halesowen

