



## 177A STOURBRIDGE ROAD, HALESOWEN, B63 3UD

### TO LET

Prominent retail unit

#### Size

NIA Approx. - 308 sq ft (28.6 sq m)

#### To Let<sup>a</sup>

£8,500 per annum excl.

Prominent retail unit fronting the busy Stourbridge Road

Customer parking to the front

Busy neighbourhood retail parade

## Location

The property is located in a highly prominent position fronting the extremely busy Stourbridge Road with Halesowen Town Centre a short drive to the south east.

There are a number of local and national occupiers within the very busy neighbourhood parade.

## Description

The property comprises a vacant ground floor retail unit currently fitted out as hair dressing salon. Other uses are available STP.

There is a kitchenette, ancillary space and W/C to the rear of the premises.

## Accommodation

### Ground floor

Retail Area	209 sq ft
Ancillary / kitchenette	99 sq ft
1 x w/c	- sq ft
<b>Total NIA</b>	<b>308 sq ft</b>

## To Let

£8,500 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.

The property is not VAT registered.

## Rating Assessment

Rateable value: £3,950

U.B.R.: 49.9p 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.

## Legal Costs

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

## Energy Performance Certificate

Please contact the agent for further details.

## Viewing

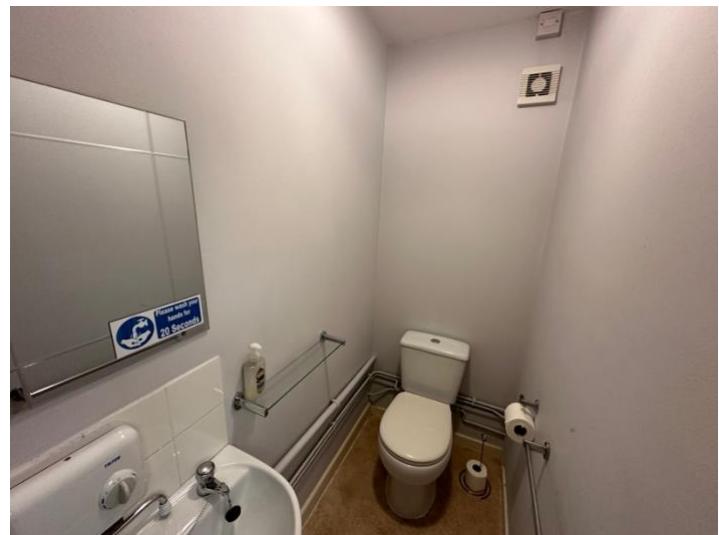
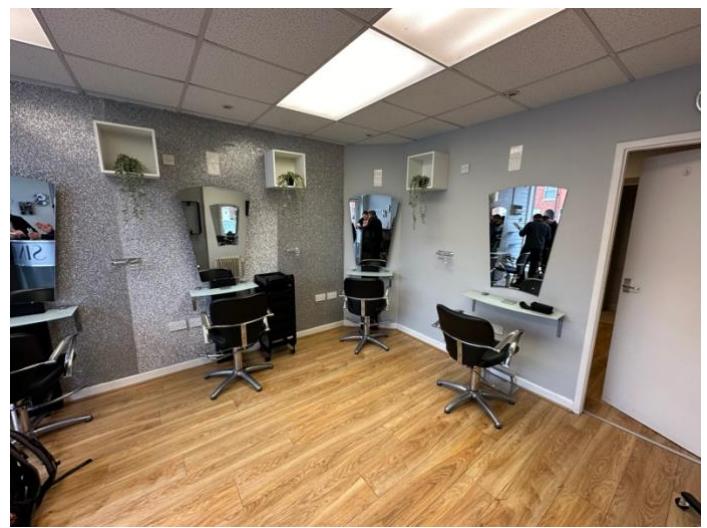
Contact – Michael Johnson and Co.

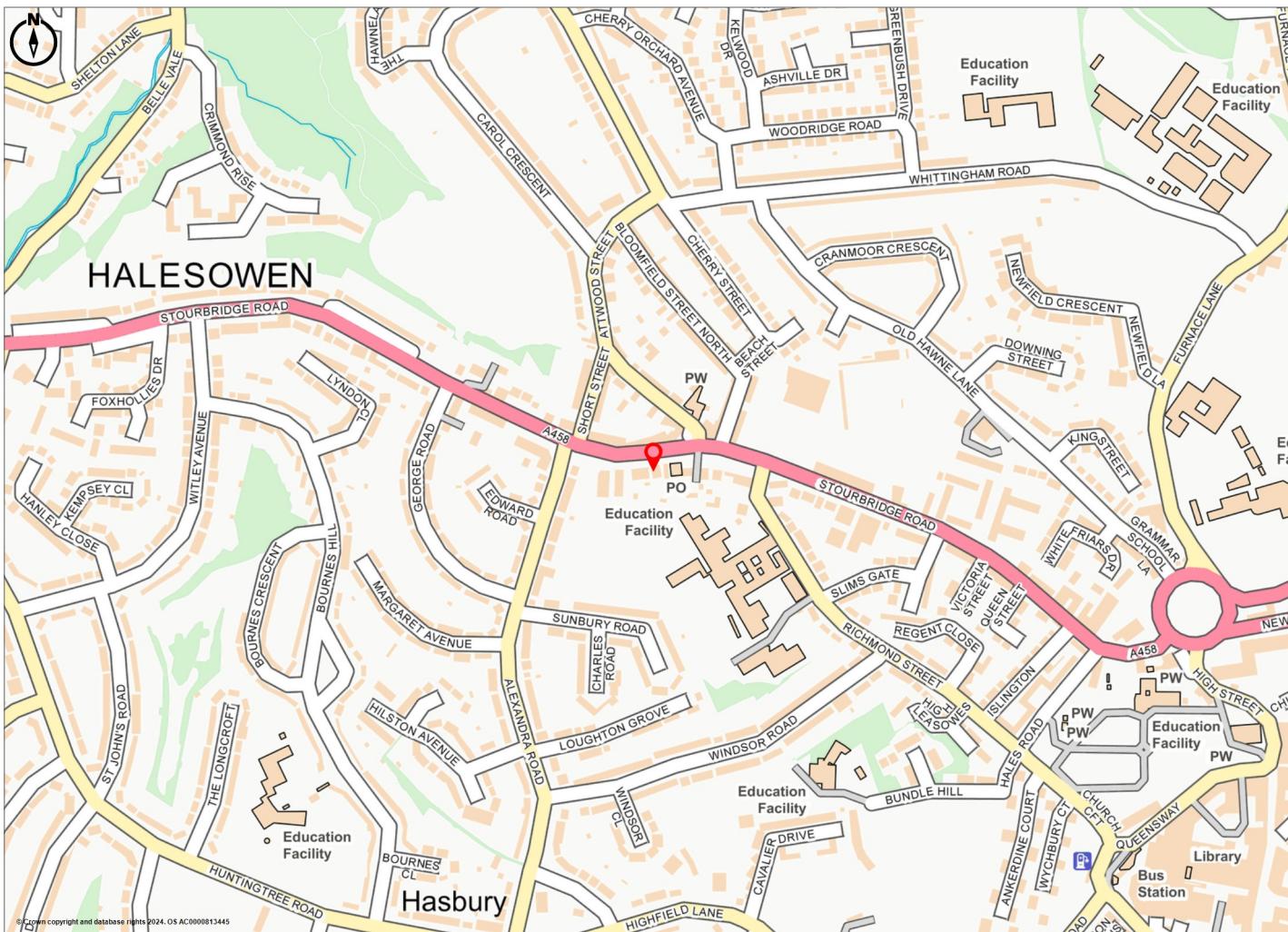
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**Promap**  
LANDMARK INFORMATION

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