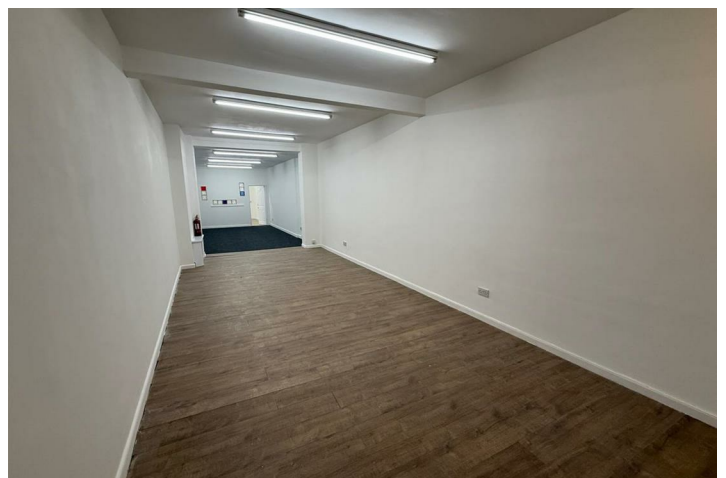


Commercial Lettings



22B, High Street, Quarry Bank, Brierley Hill, DY5 2JW

£7,500 Per Annum



All Buildings Great & Small



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TO LET – Improved and redecorated ground-floor lock-up shop premises occupying prominent High Street position on established parade. Other benefits include; some new floor finishes, loading area to rear, roller shutter to front, excellent visibility to passing traffic and pedestrians. EPC = C (74)

ACCOMMODATION:

RETAIL SALES AREA: 3.49m max. x 15.90m
With laminate floor finish to the front area, and new carpet tiles to the rear, the large open-space has been redecorated in white emulsion.

REAR ROOM: 3.49m max. (3.27m min.) x 5.68m
Accessed from the front of the shop as well as the rear door from the loading area, the rear room has some kitchen storage with sink, and enclosed W.C.

SHARED REAR YARD.

There is rear vehicular access for loading and unloading purposes.

Parking may be available on a first come first serve basis.

LEASE:

A new lease will be granted for a minimum of 3 years. The Agent has not checked the legal documents to verify the leasehold status of the property. The lessee is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS:

The in-going tenant will be responsible for the cost of preparing a Law Society Business Lease (£300.00 (three hundred pounds) plus VAT and the preparation of a Rent Deposit Deed (£200.00 (two hundred pounds) plus VAT).

RATING ASSESSMENT:

Rateable Value (from 1st April 2023): £5,600.
Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

RENT DEPOSIT:

A rent deposit of £1,500.00 will be required from the ingoing tenant at the time of the completion of the lease. The rent deposit will be held in a non-interest bearing bank account for the duration of the lease.

REPAIRING LIABILITY:

Internal repairing and decorating to include shop fronts, doors and shutters. The landlord will arrange insurance for the property and the tenant will reimburse the cost of the premium on a pro-rata basis on demand.

VAT:

All figures quoted are exclusive of VAT where applicable.

SERVICES AND APPLIANCES:

Mains electricity, water and drainage are connected. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so 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.

Please note that the landlord initially pays water rates in respect of 22a, 22b and 22c High Street, Quarry Bank and is then reimbursed by the individual tenants on a pro rata basis.

Refuse disposal on the site is also arranged by the landlord and each of the tenants are charged for the costs on a pro rata basis.

VIEWING:

Strictly by prior appointment via Agents.

IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 (https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf) This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken. It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

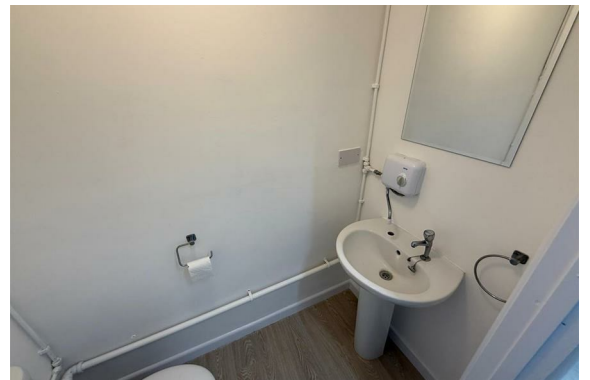
ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

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

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.

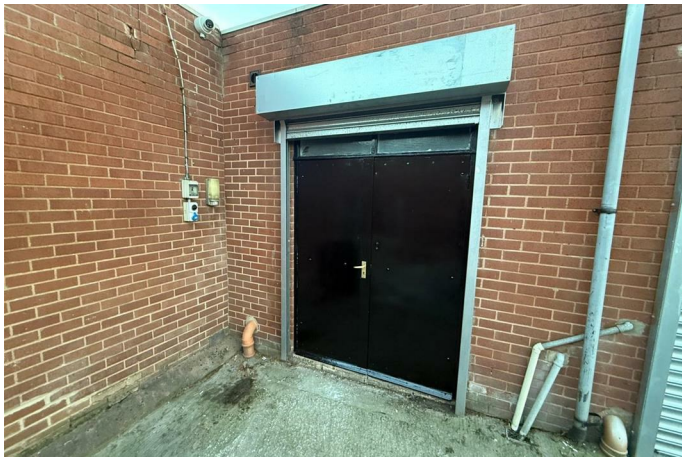


Important notices

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

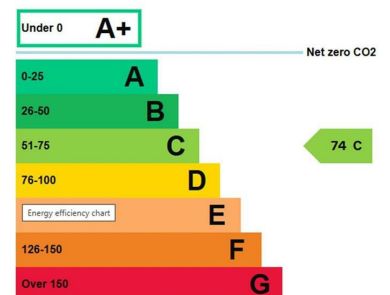
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



Scriven & Co. Est. 1937

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- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 17949597