



hexagon™  
commercial property



- AVAILABLE IMMEDIATELY
- A3 PLANNING CLASS
- PROMINENT LOCATION IN A LARGE PARADE OF SHOPS

## RETAIL

600 SqFt ( 56 SqM )

P.O.A

Hanover Road, Rowley Regis, B65 9EE

# TO LET



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## Description

The premises is situated amongst a large parade of shops in Rowley Regis and was previously operating as a dessert shop, currently benefitting from A3 planning class. It offers good sized accommodation by way of open plan retail area, with space available at the rear for a kitchen or storage dependant on the needs of the ingoing tenant. There is a large delivery area located behind the parade with access to this from the rear of the premises.

## Location

The premises are located in a densely populated residential area on Hanover Road in Rowley Regis. It is situated amongst a large parade of shops comprising of a variety of retail units of which several trade strongly. There are a number of schools in close proximity, with Blackheath (3 minutes) and Halesowen Town Centre (10 minutes) only a short distance away.

## Accommodation

Front Retail Area = 387 SqFt

Rear storage area with W/C = 213 SqFt

## Rates

Rateable Value - £4,550

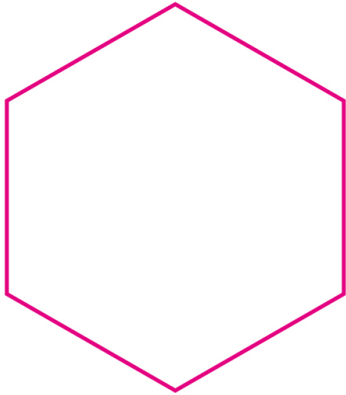
Rates Payable - £2,184

Future Rateable Value (from 1st April 2023) - £6,200

(information provided from voa rating list)

## Terms

Premises are offered by way of new lease with terms to be agreed.



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