



hexagon™
commercial property



- FULLY FITTED FISH AND CHIP SHOP
- AVAILABLE IMMEDIATELY
- ALLOCATED PARKING
- PROMINENT ROADSIDE LOCATION

TAKEAWAY

798 SqFt (74 SqM)

£12,000 plus VAT per annum

117 Powke Lane, Cradley Heath, B64 5PX

TO LET



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Description

Hexagon Commercial Property are delighted to bring to market the Former 'Chippy Plus' chip shop. This presents a fantastic opportunity to lease a hot food takeaway with extraction already in situ. The property is available immediately and benefits from a prominent position on Powke Lane, Cradley Heath. The property has free customer parking to the side and all fixtures and fittings within the shop can be purchased by separate negotiation.

Location

The premises are located on Powke Lane, Cradley Heath, a busy thoroughfare between Blackheath and Netherton. The area is serviced by the A4100 giving excellent access from Blackheath, Cradley Heath, Old Hill, Halesowen and Netherton.

Accommodation

Retail Area:

Open plan offering circa 320 sq ft (29.7 sq m)

Prep/Storage Area:

Offering a further 200 sq ft/18 sq m

W/C and Kitchenette with base and wall cupboards.

Office/Storage offering 278 sq ft (28.8 sq m)

Door to rear access.

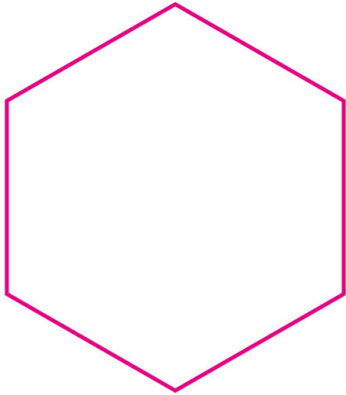
Rates

Rateable Value: £6,800

It is understood that the unit will benefit from 100% small business rate relief, however the tenant should confirm this with the relevant local council.

Terms

The premises are to be let by way of a new lease on terms to be agreed.



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