# 01384 395 323

COMMERCIAL PROPERTY CONSULTANTS



# 74 CRADLEY ROAD, CRADLEY HEATH, B64 6AG

# TO LET

Prominent Fish & Chip Shop

**Size** NIA Approx. - 1,198 sq ft (111.3 sq m)

**To Let**<sup>a</sup> £15,000 per annum excl.

Prominent fish & chip shop within the heart of Cradley Heath

Apparatus & equipment available by way of separate negotiation

Multiple prep rooms

## Location

The property boasts a prominent position on the busy Cradley Road with a number of local retail & leisure occupiers in the near vicinity.

### Description

The property comprises a ground floor fish & chip shop with rear stores and preparation areas. Apparatus & equipment within the premises are available to purchase from the Landlord by way of separate negotiation. For further details on this please contact the agents.

## Accommodation

#### **Ground floor**

Retail	727 sq ft
Prep Area 1	300 sq ft
Prep Area 2	107 sq ft
Prep Area 3	64 sq ft

**Total NIA** 

1,198 sq ft

### To Let

£15,000 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:

£7,600

#### U.B.R.:

51.2p in the £ (2023/2024)

\* 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 <u>www.gov.uk</u>. 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**

EPC – B44

Please contact the agent for further details.

### Viewing

Contact – Michael Johnson and Co. Tom Johnson 01384 395 323 07794 784 370 tom@michaeljohnsonandco.com

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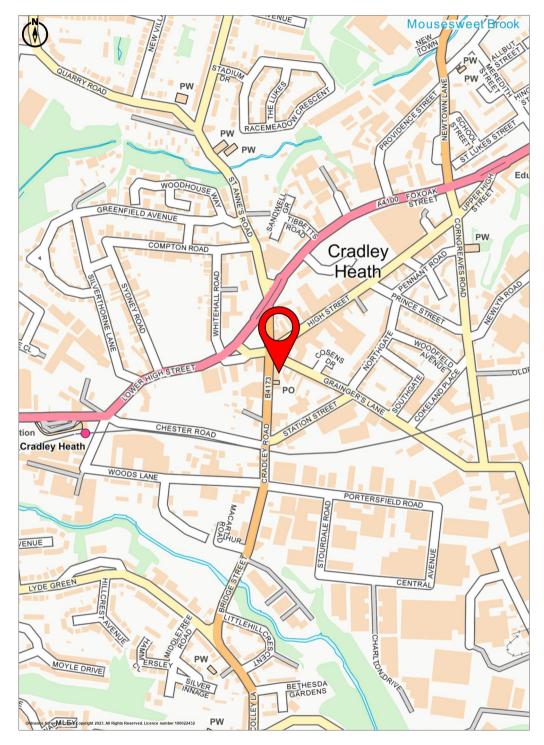








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