



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^a

£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 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

EPC – B44

Please contact the agent for further details.

Viewing

Contact – Michael Johnson and Co.

Tom Johnson

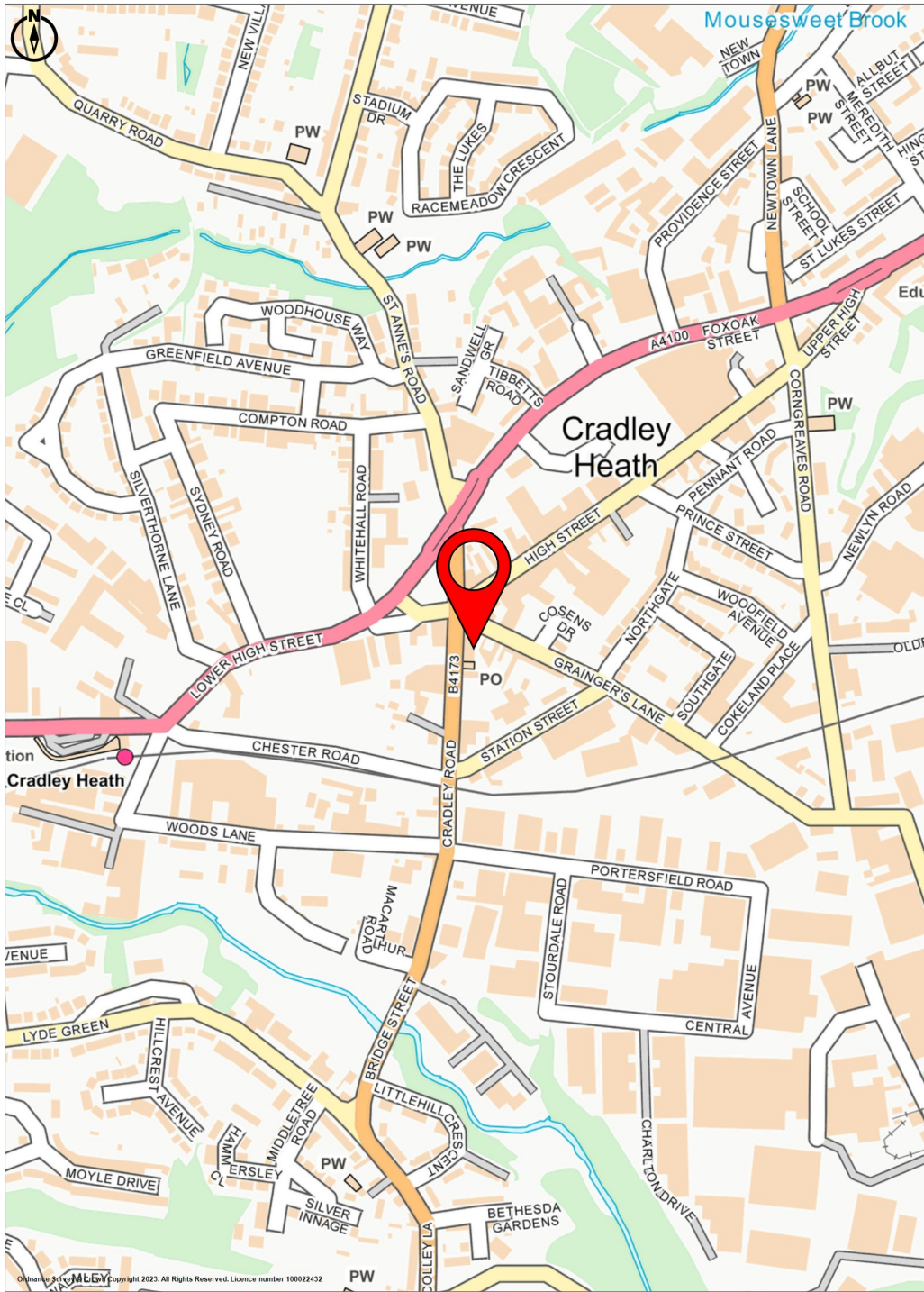
01384 395 323

07794 784 370

tom@michaeljohnsonandco.com







Ordnance Survey Crown Copyright 2023. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:7500. Paper Size - A4

Promap
LANDMARK INFORMATION