



hexagon™  
commercial property



- CAFE OPPORTUNITY
- PROMINENT HIGH STREET POSITION
- STRONG TRADING POTENTIAL
- ALLOCATED STAFF PARKING

## CAFE / RETAIL

565 Sq Ft (52 Sq M)

£6,000 per annum

174 High Street, Lye, DY9 8LH

# TO LET



hexagon™  
commercial property



## Description

This premises provides an excellent opportunity to acquire a retail unit with significant roadside prominence on Lye High Street. The property consists of an open plan seating area with a counter and kitchen area behind as well as storage space and a W/C. There is allocated parking to the rear of the property and all fixtures and fittings are available via separate negotiation.

## Location

The property is in a prominent position on Lye High Street and offers easy access to the Merry Hill Shopping Centre which is approximately 1.7 miles away. The property provides a direct connection between Dudley, 4 miles away, and Brierley Hill Town Centre which is within 3 miles.

## Accommodation

Retail Area - 340 Sq Ft

Kitchen - 125 Sq Ft

Store - 70 Sq Ft

W/C - 31 Sq Ft

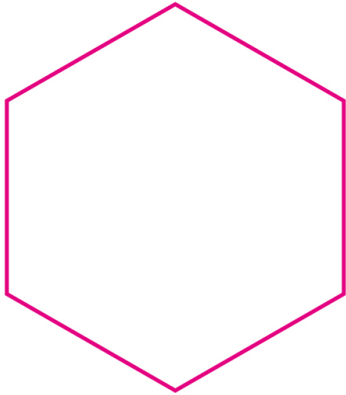
## Rates

Please contact agent for all information on business rates.

It is understood that the property will benefit from small business rates relief.

## Terms

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



...get social  
with Hexagon

**f** 'Hexagon Commercial Property'

**in** 'Hexagon Commercial Property'

**tw** @HexagonCP

**ig** @HexagonCommercial

...and stay up-to-date with all  
the latest properties  
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

#### MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices are quoted exclusive of VAT. These particulars were produced in April 2019.

Hexagon Commercial Property is a trading name of Lex Allan Limited

[info@hexagoncommercial.co.uk](mailto:info@hexagoncommercial.co.uk)

[www.hexagoncommercial.co.uk](http://www.hexagoncommercial.co.uk)

01384 374888

The Auction House  
87/88 St Johns Road  
Stourbridge  
West Midlands  
DY8 1EH



**hexagon**<sup>TM</sup>  
commercial property