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Bedroom

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Bathroom



Pam Estates Ltd are proud to offer this Ground floor lock up shop. Located on the prominent Soho Rd (A41), the immediate area a mixture of retail shops, schools and shopping parades.

LOCATION

Situated on the prominent Soho Rd (A41), the site is easily accessible on foot and by all modes of transport, having excellent local road network links. The lock up shop has the added benefit of ample passing trade.

DESCRIPTION

The retail premises briefly comprises of electric steel roller shutters, new shop front, sales area 550 sq ft (approx) and Wc to the rear.

TERMS

We are advised the business is being sold as a Leasehold opportunity with the current rent passing at £20,000 per annum available on a new 6 Year FRI lease term.

Rates and Rateable Value: Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential reliefs available, with Dudley City Council.

Services: (Not Checked or Tested) We are advised that the mains water, electricity and drainage are connected and available. However interested parties are advised to check the position with their advisors or contractors.

Legal Costs: Each party will be responsible for their own legal costs incurred. Agency charges to be paid by new tenant.

Planning: Interested parties are advised to make their own enquiries with the local planning in respect of their own proposed use of the property.

For further information and viewings contact sole agents Pam Estates Ltd.

Misrepresentation Act 1967: Pam Estates Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not amount to, nor amount to any part of, an offer or contract. (2) None of the statements contained in these particulars should be relied on as statements or representations of fact, therefore all prospective purchasers or tenants must satisfy themselves as to their accuracy.

