

UNITS 1 & 2 LYTTLETON COURT, BIRMINGHAM STREET, HALESOWEN, B63 3HN



FREEHOLD FOR SALE/TO LET

3 STOREY, SELF CONTAINED RELATIVELY
MODERN OFFICE ACCOMODATION

**1,130 sq.ft/104.98 sq.m –
2,260 sq.ft/209.96 sq.m**

- Available as a whole or individually.
- Well maintained/predominantly open plan.
- Excellent off street car parking.
- Adjoining Halesowen Town Centre.
- Ease of access to the national motorway network.
- Independent gas fired central heating systems.



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LOCATION

The development, occupying a prominent corner position, benefits from a extensive frontage onto Birmingham Street, adjoining Halesowen Town Centre.

Ease of access to the national motorway network – junction 3 of the M5 motorway, circa 1.75 miles due east (predominantly dual carriageway).

Halesowen is located approximately 7 miles south west of Birmingham City Centre.

DESCRIPTION

Units 1 & 2, provide identical, relatively modern, self contained, 3 storey office accommodation.

Predominantly open plan.

Independently gas fired central heating systems.

Kitchen and toilet facilities.

Excellent natural light.

Windows are aluminium framed, double glazed.

Floor coverings are predominantly carpet/carpet tiles.

ACCOMMODATION

Unit 1

1,130 sq.ft/104.98 sq.m

Unit 2

1,130 sq.ft/104.98 sq.m

Available as a whole or individually.

OFF STREET CAR PARKING

Each demise includes 5 off street car parking spaces.

Furthermore, there is a relatively low tariff, pay & display car park, directly opposite.

BUSINESS RATES

Each unit attracts a rateable value of **£8,900** and therefore rates payable, circa **£4,450**.

It is important to note that if acquired individually, either on a freehold or rental basis, small business rates relief may apply.

MAINS SUPPLIES

Each property has primary metered mains electricity, gas, water and drainage.

RENTAL/TERM

Each property is available, on the basis of a 5 year, FRI lease, at an asking rental level of **£15,500 pax** (payable quarterly in advance)

FREEHOLD

Alternatively, offers in excess of **£200,000 (two hundred thousand pounds)** are invited for each property.

VAT

VAT is not applicable

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

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SMB
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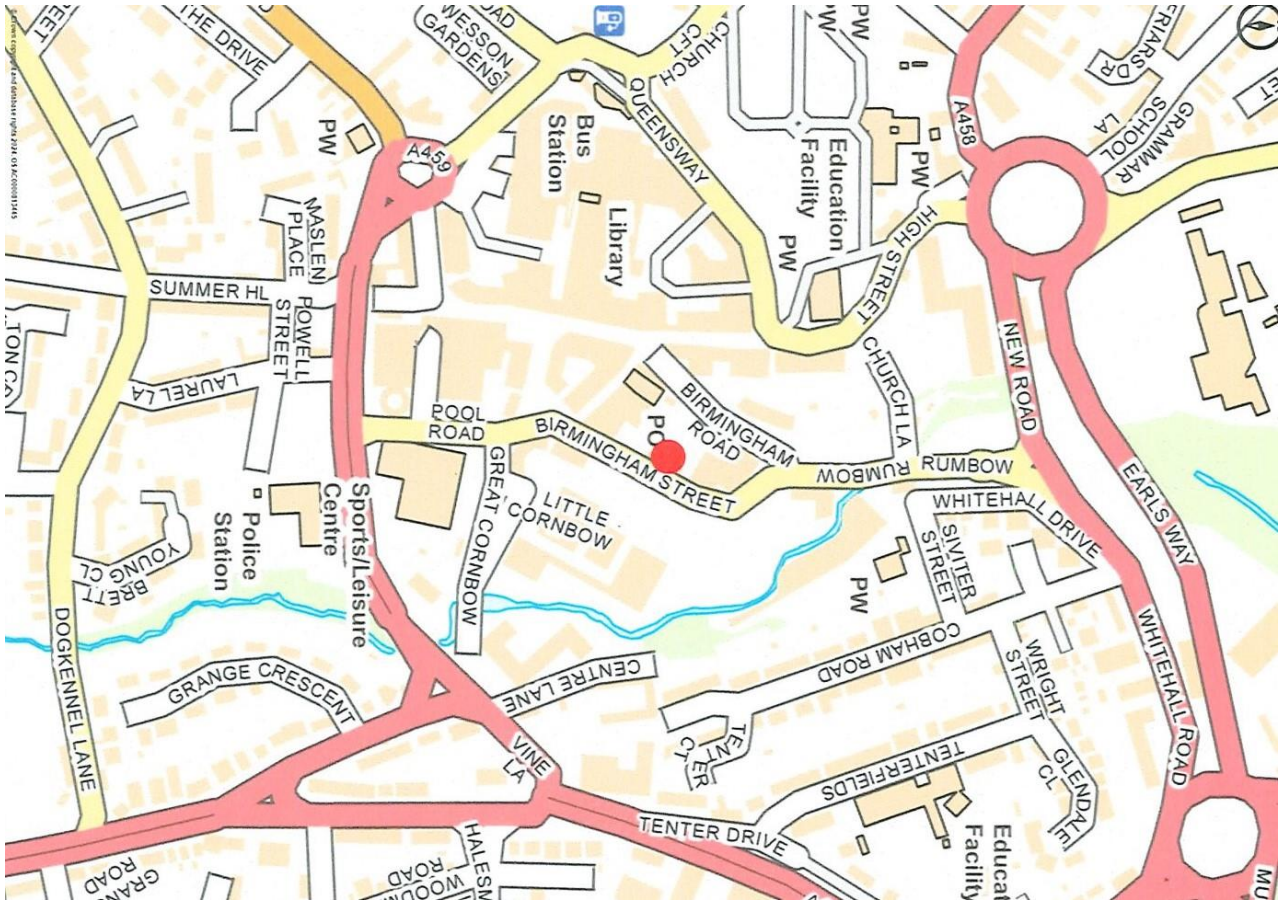
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.