Scriven & Co.
Est. 1937

Commercial Lettings



93, Newbury Lane, Oldbury, West Midlands, B69 1HE

£6,600 Per Annum





All Buildings Great & Small

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TO LET: An opportunity to lease a lock-up retail unit with the benefit of forecourt/off-road parking to the front. Approximate Gross Internal Floor Area: 374.63 sq. ft. (34.80 sq.m.)

The property has an electric roller shutter door and has excellent links to Oldbury and Rowley Regis and Junction 2 of the M5.

ACCOMMODATION:

The accommodation comprises: -

RETAIL AREA: 3.71m max. x 4.58m
Opening on to:

REAR LOBBY AREA: 2.14m x 2.22m

WASHROOM:
With w.c.

KITCHEN/STORE: 4.06m x 2.37m min. (2.42m max.)
With a range of kitchen units. Store cupboard off.

OUTSIDE
A fire escape door leads to a side and rear passageway with gate to the forecourt.

OUTSIDE WASHROOM:
In need of refurbishment.

LEASE
Length of lease by negotiation. Subject to a minimum term of 3 years.

The lease will be granted outside of the Landlord and Tenant Act 1954 and will be on a full repairing and insuring basis.

LEGAL COSTS
The in-going tenant will be responsible for the landlord's legal costs in the preparation of the lease.

SERVICES AND APPLIANCES
Mains electricity, water and drainage are available. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their Solicitor or Surveyor.

RATING ASSESSMENT
Rateable Value (2023 List): £2,500 (Shop and Premises)
Where provided the Agent has made an online enquiry with the Valuation Office website and this information should be verified by interested parties making their own enquires.

EPC
Not applicable.

VAT
All figures quoted are exclusive of VAT where applicable.

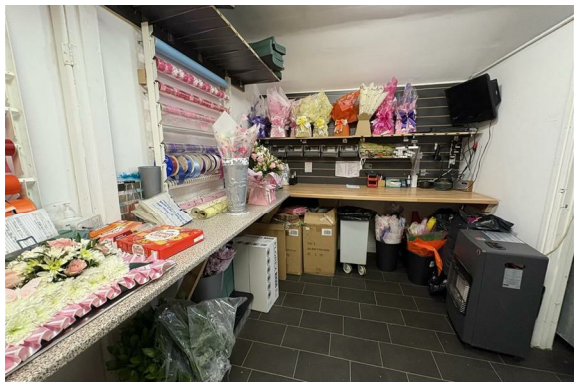
RENT DEPOSIT:
The in-going will be required to pay a Rent Deposit which will be held in a non-interest bearing account for the duration of the lease.

VIEWING
Strictly by prior appointment via Agent's who will accompany prospective tenants around the property.

IMPORTANT NOTE:
If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 (https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf) This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken. It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

ANTI-MONEY LAUNDERING REGULATIONS: In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following: 1. Satisfactory photographic identification. 2. Proof of address/residency. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.





Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



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- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS



Property Reference: 17942887