Scriven & Co.
Est. 1937

Commercial Lettings



786, Hagley Road West, Oldbury, B68 0PJ

£14,000 Per Annum

- Attractive ground floor lock-up shop
- Prominent trading position fronting a busy main road (A456)
- Excellent transport link to Birmingham City Centre and the Midland motorway network
- Rear loading/unloading facility
- Fire alarm system

All Buildings Great & Small

RICS Regulated by RICS · arla naea propertymark · intertek ISO 9001:2015 · UKAS MANAGEMENT SYSTEMS 014 · CoStar · LoopNet™

TO LET - An opportunity to lease a lock-up retail unit in established and busy trading position. The property has the benefit of excellent transport links and a loading/unloading facility to the rear. EPC = B (50).

ACCOMMODATION

RETAIL SALES AREA: 4.51m x 8.72m

TREATMENT ROOM 1: 2.68m x 2.20m

TREATMENT ROOM 2: 3.38m x 2.54m

SEATING AREA:
Steps up to rear hall.

GROSS SALES AREA: 60.71 SQ.M. (653 SQ.FT.)

REAR HALL

KITCHEN: 2.49m x 1.47m
Including range of kitchen fittings, hot water cylinder, access to rear car park.

STORE ROOM: 1.31m x 0.91m

WASHROOM

OUTSIDE:
Loading and unloading facility to the rear.

RATING ASSESSMENT :
Rateable Value (from 1st April 2026): £11,500
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.

LEASE:
The premises are to be let on lease. The length of term to be by negotiation, subject to a minimum term of 3 years. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantees. A tenant must assume the information is incorrect, until it has been verified by their own solicitors.

RENT DEPOSIT:
The in-going tenant will be required to pay a rent deposit of £2,000.00 (two thousand pounds) which would be held in a non-interest bearing account for the duration of the lease.

SERVICE CHARGE:
A service charge is levied to cover the cost of the tenants contributions to the maintenance of the communal parts of the development. Further details can be provided on request.

VAT:
All figures quoted are exclusive of VAT if applicable. (We have been advised that the premises are not registered for VAT).

SERVICES AND APPLIANCES:
Mains electricity, water and drainage are available. A fire alarm system is in place (paid as part of the service charge).

Hot water is provided by a hot water cylinder in the kitchen. 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 prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

VIEWING:
Strictly by prior appointment via Agents on 0121-422-4011 (option 3, commercial).

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.

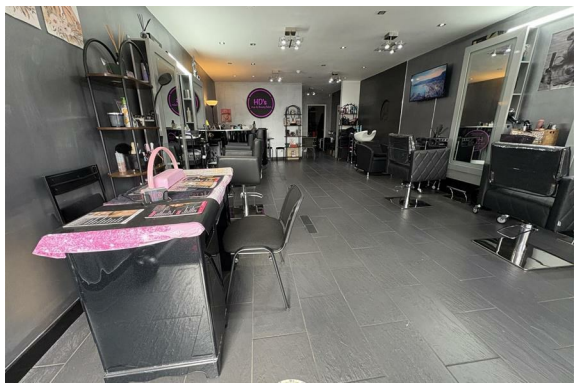
ANTI-MONEY LAUNDERING REGULATIONS:
In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

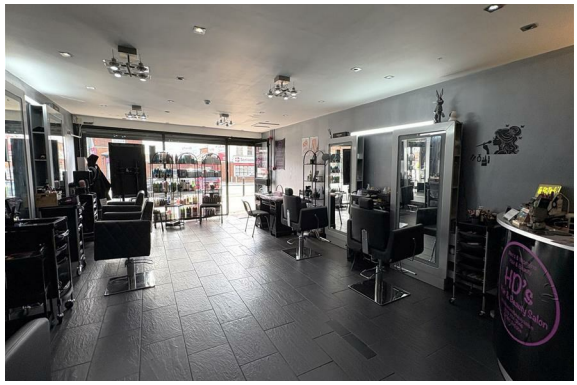
1. Satisfactory photographic identification.
2. Proof of address/residency.

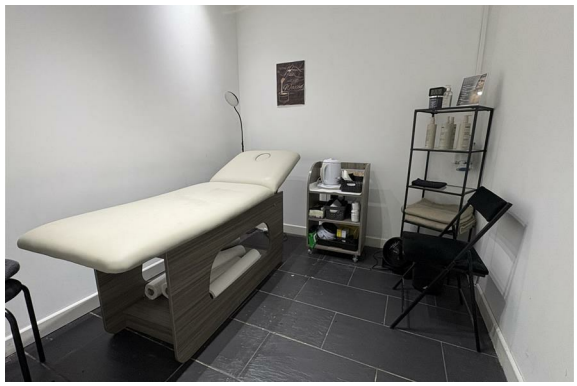
In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

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).

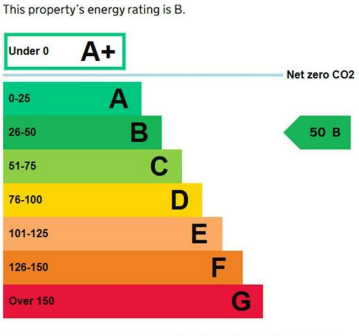






Scriven & Co.
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- Regulated By RICS



Property Reference: 18811986