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CHARTERED SURVEYORS ■ VALUERS and ESTATE AGENTS

TO LET

DETACHED WAREHOUSE PREMISES

**88 - 89 King William Street
Amblecote
Stourbridge
West Midlands
DY8 4HD**



- * **640 sq. ft. (60 sq.m.) plus canopy**
- * **Burglar alarm** * **Height to eaves 10 ft 6" (3.00 m)**
- * **New lease to be granted**

RENTAL

£4,750 PAX

SITUATION AND DESCRIPTION

This small detached warehouse facility is of brick construction, having a pitched tiled roof, and stands back from the road behind a shallow concrete surfaced forecourt.

It is located at the lower end of King William Street, which runs parallel to Brettell Lane, close to the junction with Amblecote High Street.

ACCOMMODATION

Open warehouse facility

Depth 26 ft. 3" x Width 28 ft 6" inc inset canopy entrance 748 sq ft gross internal
Net internal area exc. canopy 640 sq ft (60 sq m)

Room height 10 ft 6" (3.00 m)

Plus loft storage above

Access through substantial single steel door with additional externals security bars.

GENERAL INFORMATION

RATING ASSESSMENT

Rateable value £4,000.

General rates payable 2025 / 2026, £1,996 disregarding any small business rate relief that may apply.

SERVICES

Mains electricity is connected, 80 amp, single phase supply.

It should be noted there is no water connection, heating, gas or toilet facility. This is a pure warehouse building.

LEASE TERMS

The property is available by way of a formal lease on full repairing and decorating terms, for a period of six years with a rent review and tenant break option at the end of the third year.

INSURANCE

In line with normal practice, the landlord will arrange property insurance, and will expect to be reimbursed by the tenant. As a guide, the annual premium, subject to the nature of items that are stored, will be in the region of £200 to £250.

VAT

Rent will be subject to the addition of VAT at the prevailing rate, 20%.

RENT

Rental required is £4,750 per annum, exclusive of general and water rates, payable quarterly in advance by standing order.

VIEWING

Interested parties can view the property strictly by arrangement with the Stourbridge office, tel. 01384 440466.

REFERENCES

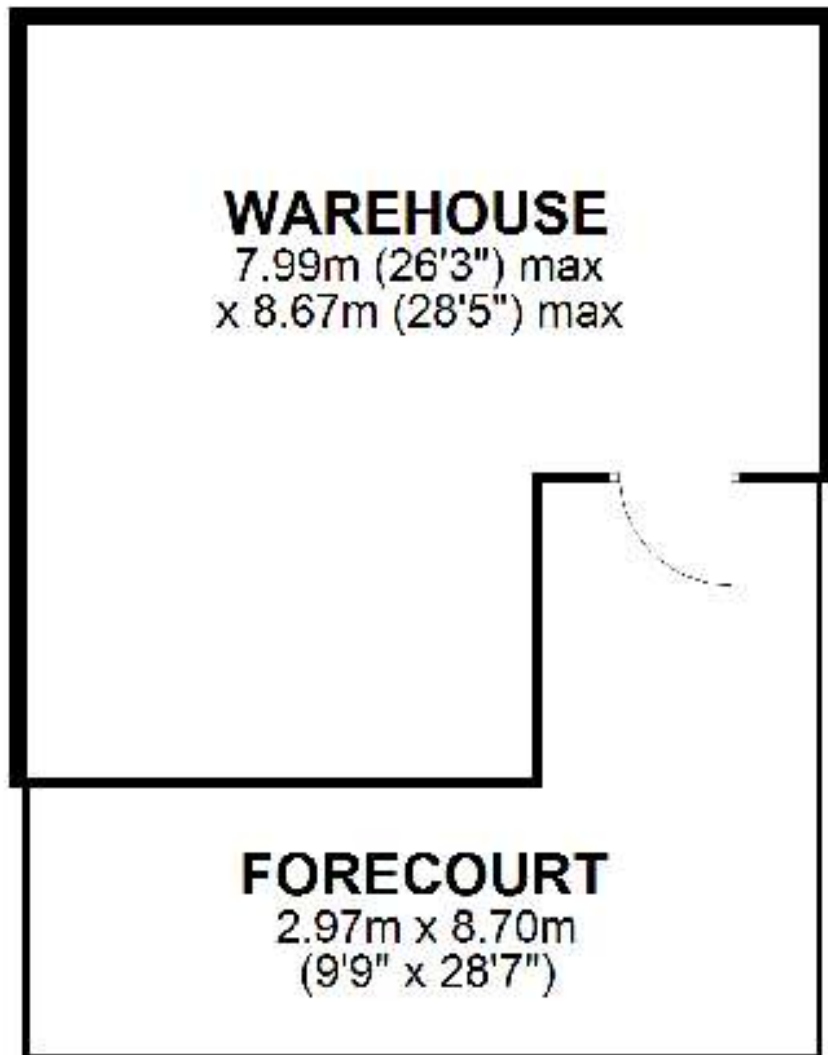
Satisfactory bank, accountant and trade references will be required for approval by the landlord in the normal way. In the case of a letting to a limited company, personal guarantees may be required, and a rent deposit may also be requested.

LEGAL COSTS

Each party will be responsible for their own legal costs only.

FLOOR PLAN

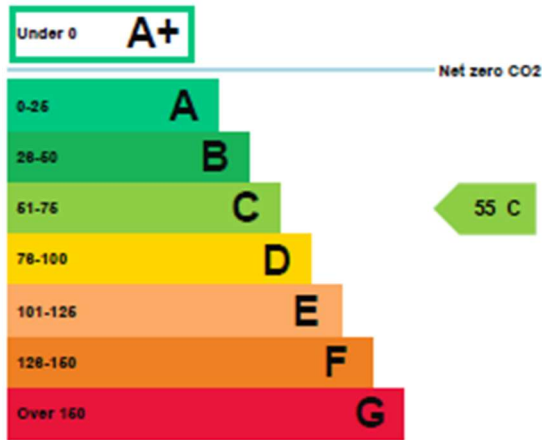
Ground Floor



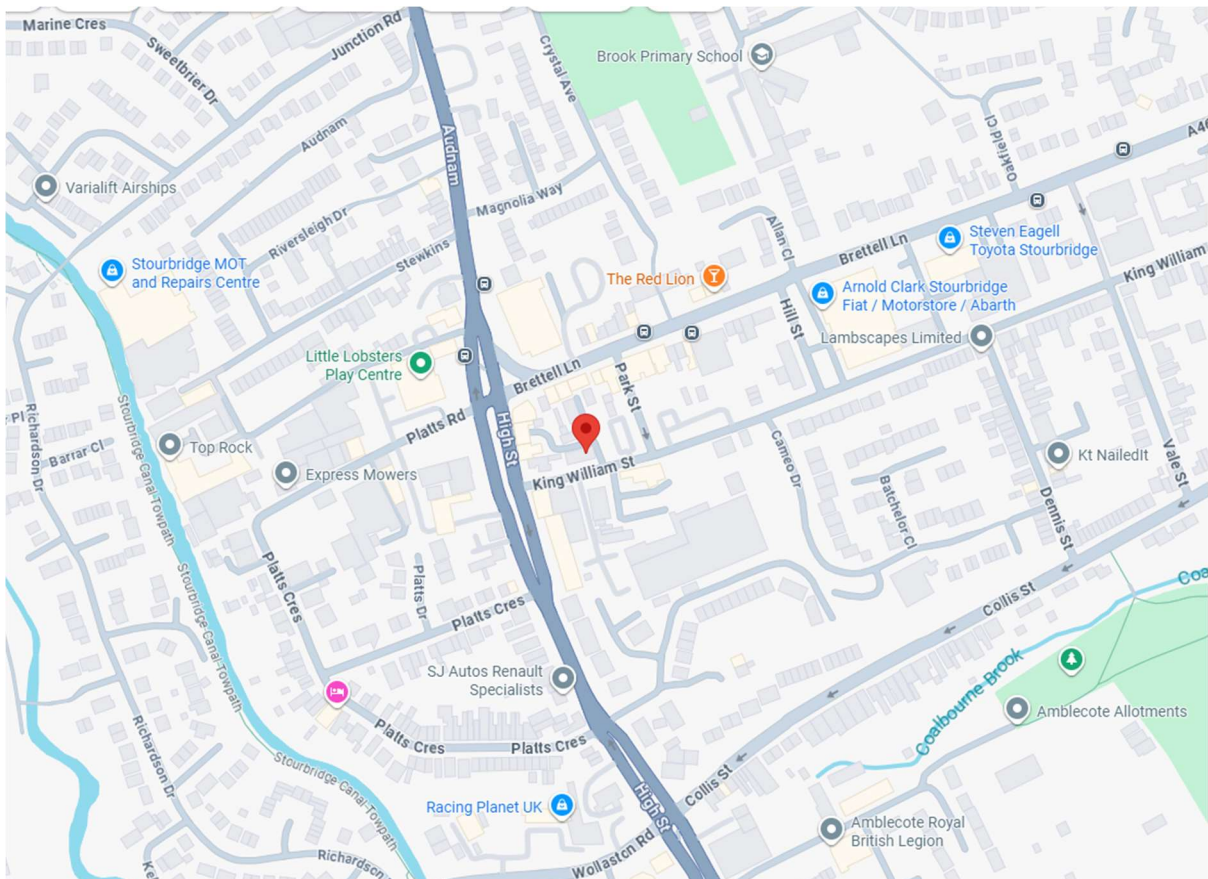
ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate assessed to banding C-55, expiring on 13 November 2035.

This property's energy rating is C.



LOCATION MAP



Please note: Andrew Taplin, Chartered Surveyor and any Joint Agents give notice that: The particulars are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Andrew Taplin, Chartered Surveyors, or any joint agent has any authority to make or give representation or warranty on any property.