

TO LET

Former Church,
Mount Pleasant,
Quarry Bank, Brierley Hill,
West Midlands, DY5 2YN

- Close to Merry Hill Shopping Centre
- Fronts onto the busy A4100
- Total site area approximately 0.26 acres
- Includes secure car park
- NIA – 2,808sq. ft .
- Incentives available



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Location

The premises are situated in a prominent location fronting the busy Mount Pleasant and lie close to the junction with Amblecote Rd.

The premises are situated 500m south of Merry Hill Shopping Centre.

Description

The premises comprises of a former church that benefits from a series of rooms including main hall, kitchen, meeting room and office along with a large car park.

Accommodation

Address	Sq M	Sq Ft
NIA	260.86	2,808
Total	260.86	2,808

Rent

£27,500 Per Annum Exclusive.

Tenure

The property is available by way of a new lease on terms to be agreed for a period of up to three years. Our client will consider proposals for longer term lettings.

VAT

We understand that the premises have not been elected for vat purposes.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. Anti-Money Laundering checks will be carried out on successful applicants.

Legal Costs

Each party to be responsible for their own legal costs. The purchaser is to contribute **£500 + VAT** towards to sellers' legal costs.

Business Rates

The premises have yet to be assessed for business rates purposes. Please contact the local authority for further information.

Viewings

Strictly by appointment with the Sole Retained Agents.

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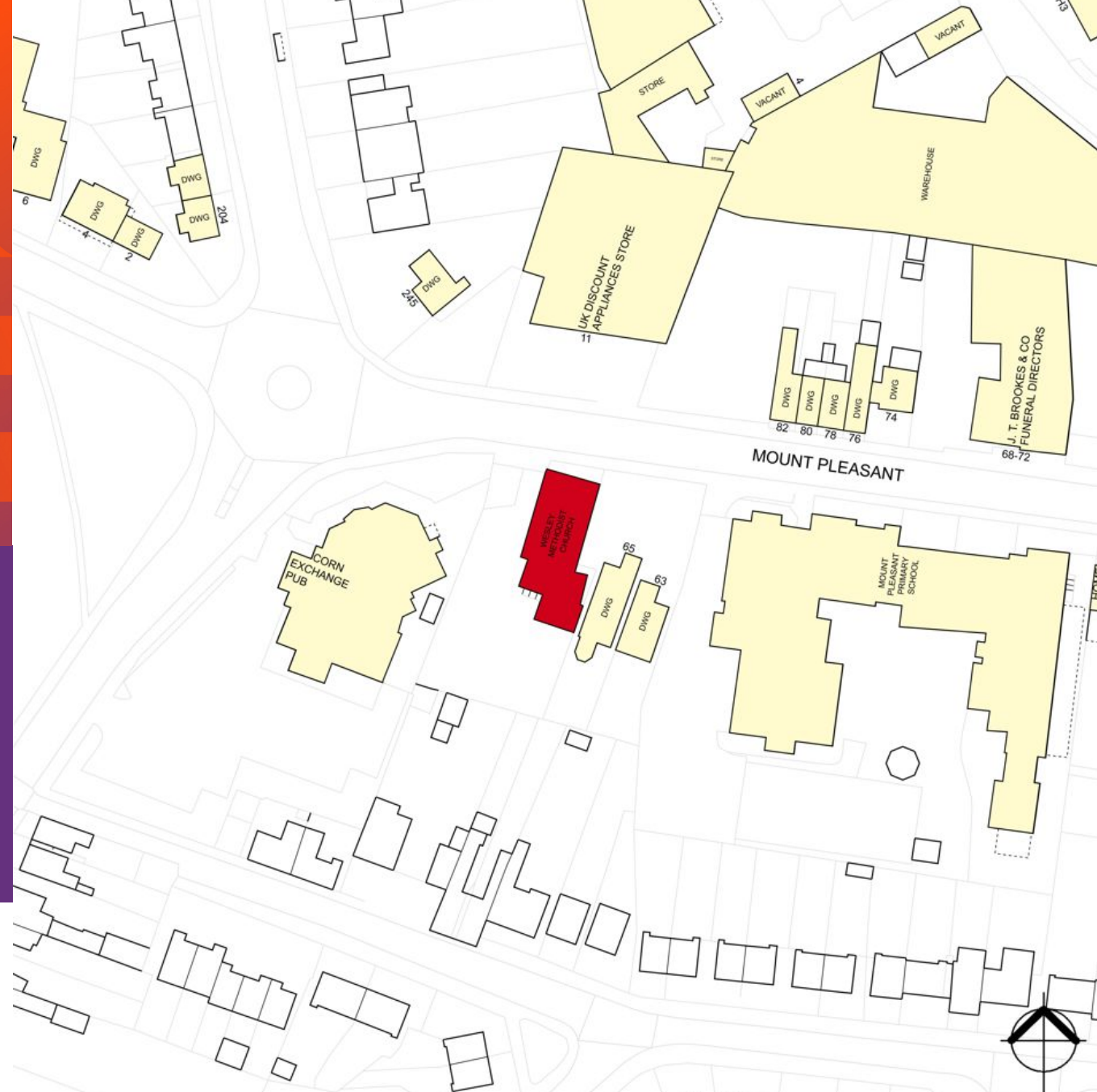
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