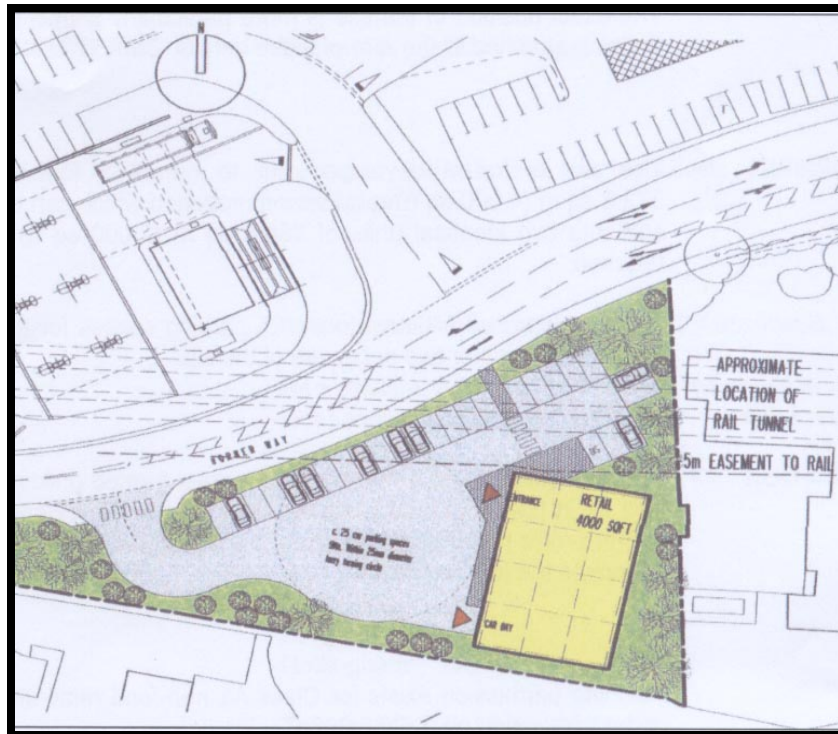




**NEW RETAIL DEVELOPMENT
HORNER WAY
BLACKHEATH
BIRMINGHAM B65 0HF**



**UNITS AVAILABLE FROM
185.85 m² (2,000 sq ft) - 371.6 m² (4,000 sq ft)**

- **Prominent Roadside Location**
- **25 Car Spaces**
- **Non-food Retail A1 Consent**

address: 51a St Paul's Street, Leeds, LS1 2TE
tel. 0113 244 9020 **fax.** 0113 244 1104

LOCATION

The subject site is situated on the South East side of Horner Way in Rowley Regis, Blackheath. The site is very prominently located adjacent to the Sainsbury's supermarket. The exact position of the site is more particularly shown on the plan attached to the rear of these details.

THE DEVELOPMENT

The site is to be developed out to create a total of 372.6 sqm (4,000 sqft) retail accommodation which can be split into two identical units of 185.8 sqm (2,000 sqft) if required. The development will incorporate 25 parking spaces for the use of either one or two occupiers of the site.

THE SPECIFICATION

The new build will be constructed of steel framed building built up in part brick and blockwork and clad to the exterior roof in profile metal sheeting, having a glazed entrance and canopy to the front elevations.

PLANNING

Planning permission exists for Class A1 non-food retail unit under application No. DC/02/39887. Further enquiries should be made of Sandwell Metropolitan Borough Council or a copy of the existing planning consent can be supplied by the agents.

RATES

The premises are not yet assessed for business rates. Indicative advice is available from the agents.

LEASE TERMS

The premises are available to lease on a fully repairing and insuring basis for a term of 15 years with 5 year upward only rent reviews.

RENT

The rent is £17.50 psf (i.e. based on 2,000 sqft = £35,000 per annum exclusive).

LEGAL COSTS

Each party will bear their own legal costs incurred in this transaction.

VAT

All rents quote are exclusive of VAT if applicable. Geo Hallam & Sons recommend prospective tenants seek independent advice with regard to VAT and the property.

CONTACT

Matthew Wade
Geo Hallam & Sons, Bank Place
St Peter's Gate, Nottingham, NG1 2JQ

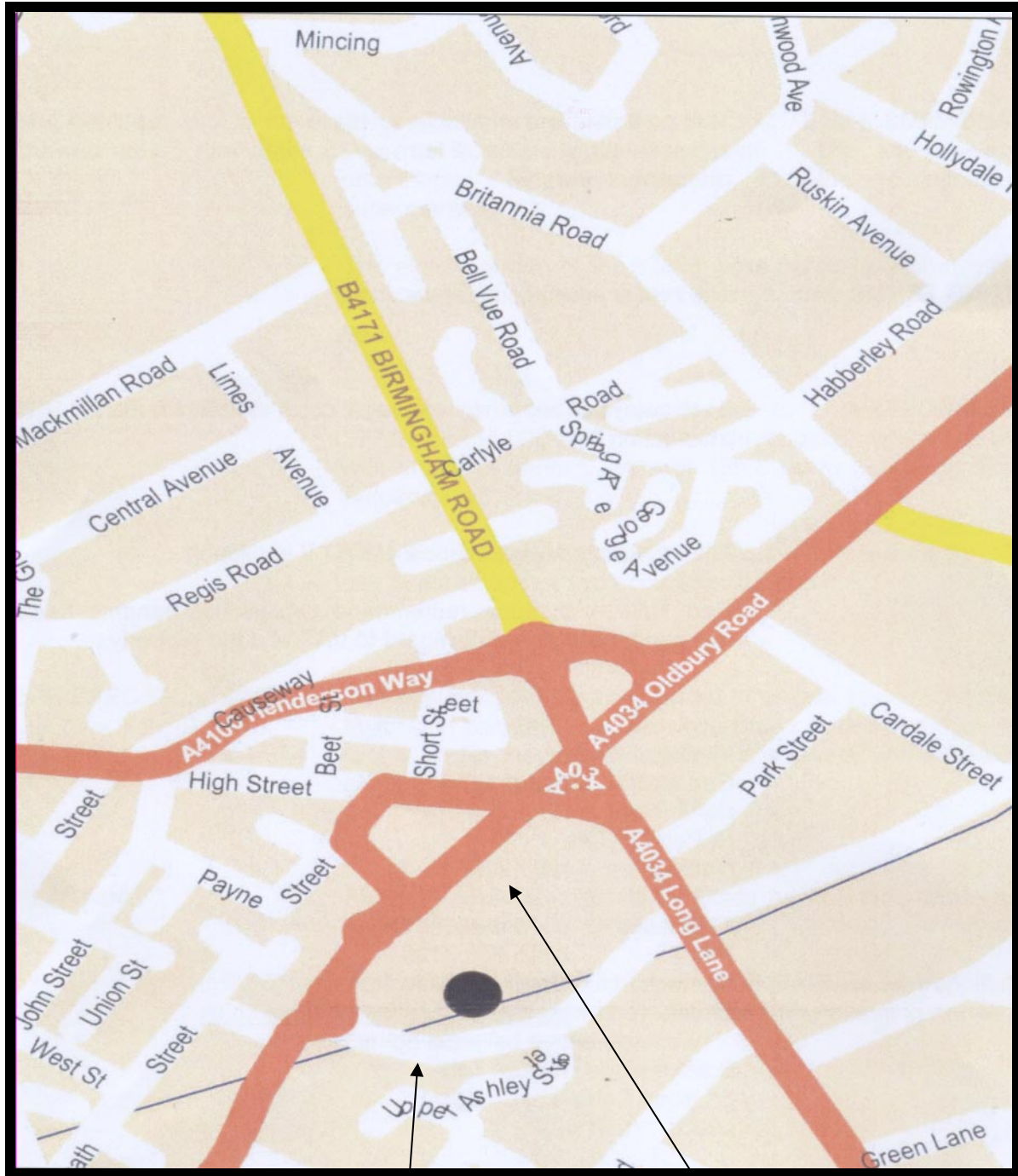
Mike Smith
Brackenridge Hanson Tate
51a St Paul's Street, Leeds, LS1 2TE

Tel. 0115 958 0301
Fax: 0115 950 3108
Email: matthew.wade@geohallam.co.uk

Tel. 0113 244 9020
Fax: 0113 244 1104
Email: mike.smith@bht.uk.com
www.bht.uk.com

These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Brackenridge Hanson Tate nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents and prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

HORNER WAY, BLACKHEATH BIRMINGHAM



**HORNER
WAY**

SAINSBURY'S