

TO LET BY WAY OF LEASE ASSIGNMENT Former Car Hire Site

Former Europcar Premises, Dudley Road
Halesowen, B63 3NR

Key information

- ❑ Former petrol station most recently used for car hire
- ❑ Prominent location fronting Dudley Road A459
- ❑ Available by way of a lease assignment

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Location

The property is located on the A459 Dudley Road to the north east of Halesowen town centre.

The surrounding area is a mixture of commercial and residential uses. To the north of the site is Teamworks Karting with Kuka Automation to the south. Other occupiers in the area include Tesco, Suzuki and Macro.

Halesowen is a town of circa 60,000 population within the Borough of Dudley in the West Midlands.

It has access to the M5 via J3 some 1.75 miles to the east.

Description

The site consists of a former petrol filling station that has been converted to a car hire site.

The former shop has been converted to a reception area with 2 offices and 2 store rooms plus staff areas.

The former roll over car wash has been removed to provide a valeting bay, with a further enclosed wash bay.

The canopy remains but petrol pumps have been removed.

Energy Performance Rating

Energy Performance Asset Rating – TBC

Terms & Tenure

The property is available by way of an assignment of a lease expiring in 2034 at a current rent of £27,500 per annum.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

The property is currently assessed as a Vehicle Repair Workshop and Premises. We are advised that the Rateable Value for the property is £13,500.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.



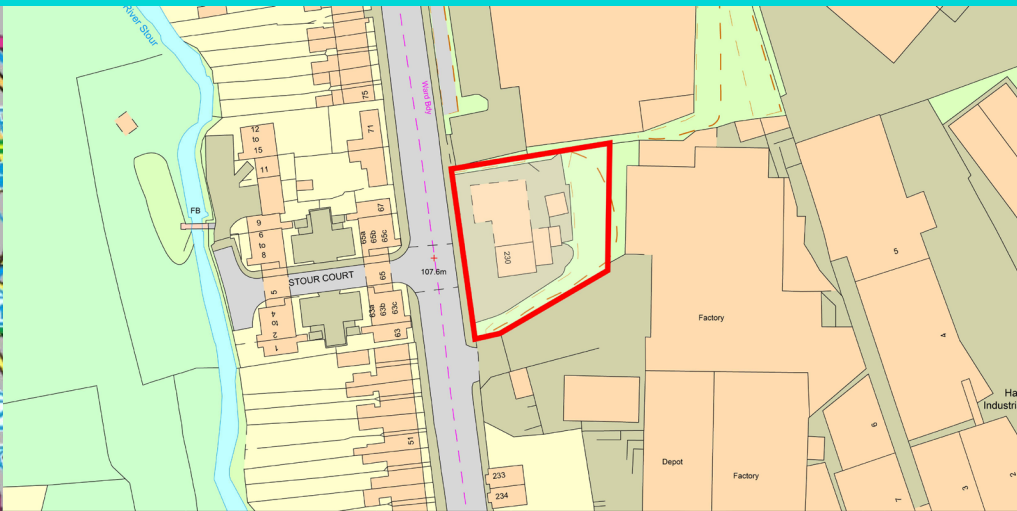
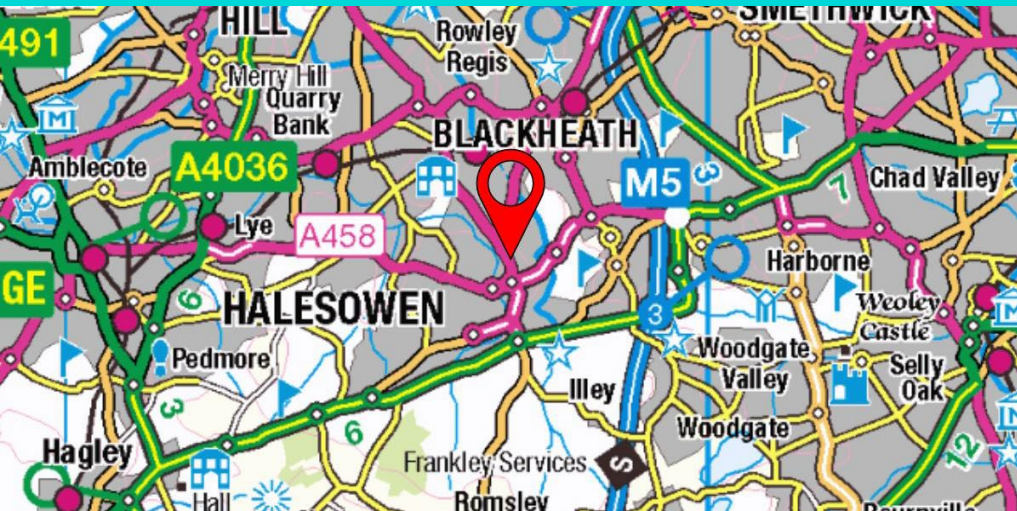
Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Offices	52.25	562
Valeting Bay	31.85	343
Total	84.10	905
	Hectare	Acre
Total Site Area	0.152	0.375



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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