

BULLEYS

CHARTERED SURVEYORS



0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

RETAIL PREMISES

**619 sq ft
(58 sq m)**



**118 BEVERLEY ROAD, STONE CROSS,
WEST BROMWICH, B71 2LS**

DOREENS KITCHEN
The Finest Caribbean and Street Food

Delivery Service Available

Free Phone 0300 373 8673



◆ Busy local parade

◆ On-street parking available

◆ Flexible Terms Available

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LOCATION

The property is located in a parade of shops situated on Beverley Road, Stone Cross, which in turn is located just off the A4031 Walsall Road, approximately 1.5 miles north of West Bromwich town centre. Wednesbury town centre is situated approximately 2 miles distant.

DESCRIPTION

The property comprises a ground floor retail shop currently fitted out as a takeaway restaurant with counter, storage cupboard, kitchen and WC facilities.

Having a large fronted window with entrance door, internally the property has painted, tiled or panelled walls with a covered floor to the shop front. The property benefits from an electric roller shutter covering the frontage and rear fire exit door.

There is a forecourt to the front of the property with on-street parking being available.

ACCOMMODATION

	sq ft	sq m
118	619	58

SERVICES

We understand that mains water, gas, electricity (single phase) and drainage are connected or available. All interested parties must check this position with their advisors/contractors.

We confirm we have not tested any of the serviced installations and any occupiers must satisfy themselves independently as to the state and condition or such items.

LEASE TERMS

The property is available on a new full repairing and Insuring lease for a term to be agreed.

RENTAL

£18,520 per annum exclusive

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £6,400
Rates Payable: £3,193.60 (2025/2026)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm specific liability.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Council. Interested parties are advised to check this position with their advisors/contractors.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

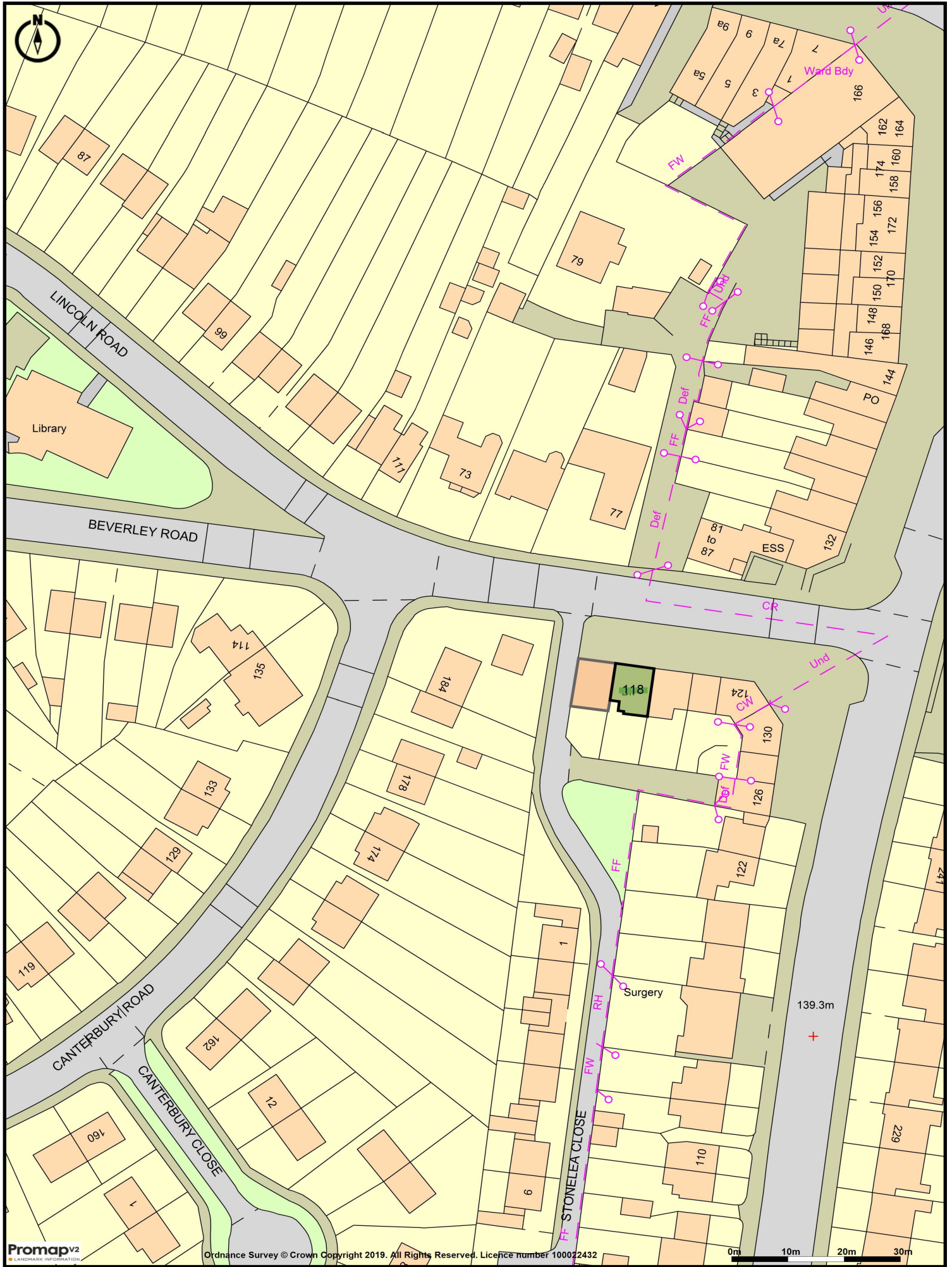
Photography and further information is available at bulleys.co.uk/118beverley

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

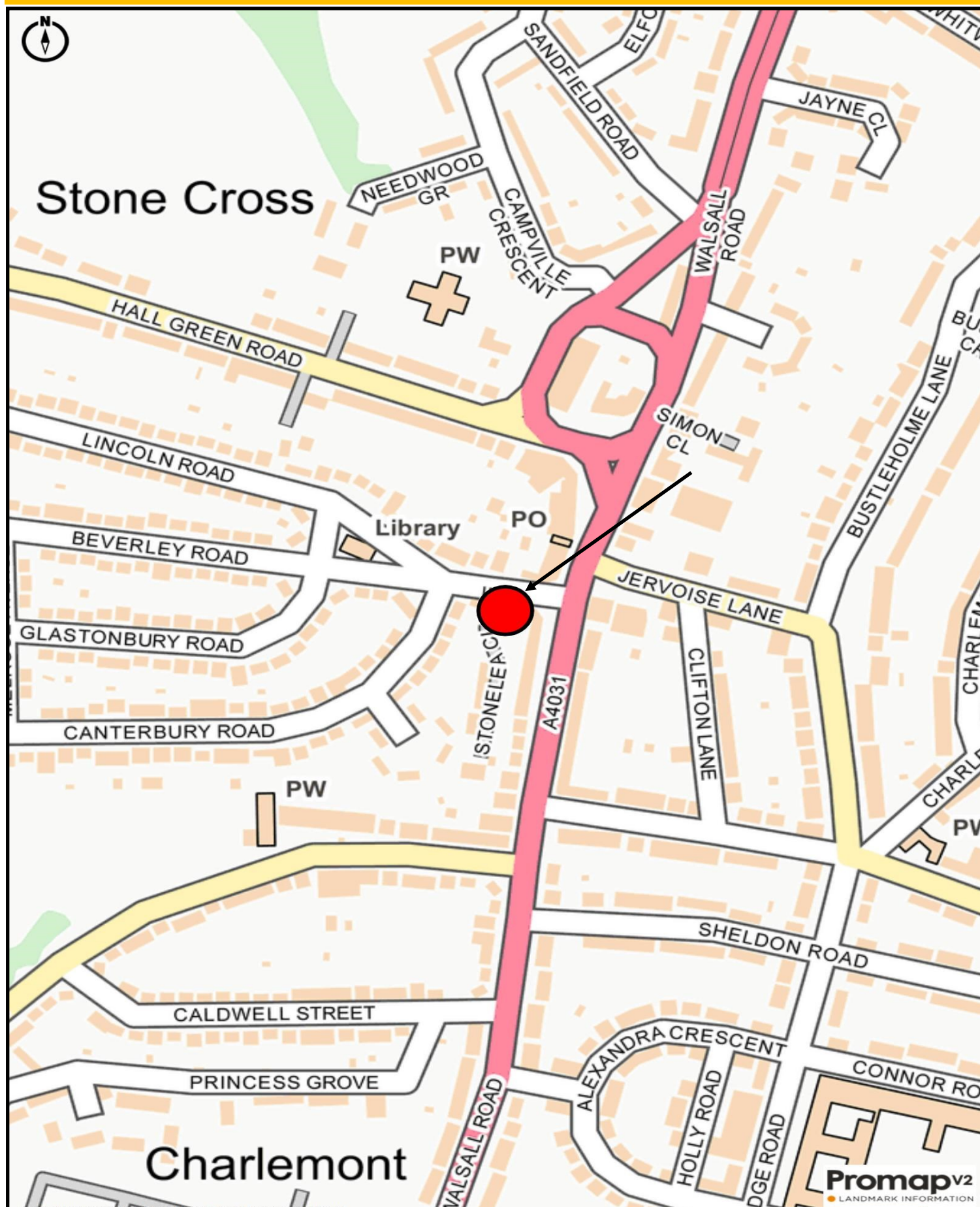
Details prepared 05/2025





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

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