



52 Great Bridge, Great Bridge, Tipton, DY4 7HF

TO LET

RETAIL & LEISURE

Size
532 sq ft (49 sq m)

Rent
£NOW LET

Location

The property is located in the main Great Bridge High Street on a prominent corner with Fisher Street.

Nearby traders include Heron Foods, Bet Fred, and Hallmark Yankee Candle Outlet.

Description

A ground floor corner shop previously trading as a hair salon and benefitting from gas central heating and electric shutters.

The shop layout currently includes an office, kitchen, store and WC to the rear.

Great Bridge has street parking and there is also a large public car park off Fisher Street.

Accommodation

Shop 35.4 sq.m / 381 sq.ft

Office 4.8 sq.m / 51 sq.ft

Kitchen 5.6 sq.m / 60.3 sq.ft

Store 3.64 sq.m / 39.2 sq.ft

WC's

Rent

£9,000 per annum exclusive.

NOW LET

Lease

New lease available on terms to be agreed.

VAT

Will be charged as appropriate.

Business Rates

Rateable Value £ 8,400.00

Interested parties are advised to make their own enquiries with the local rating authority to verify the above.

100% Small Business Rates Relief May Apply

EPC Rating

TBC

Viewing

Strictly by arrangement with the agents:

Michael Tromans & Co:

01902 425646

tromansandco@aol.com

Subject to Contract

JS/SC082023

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