Scriven & Co.
Est. 1937

Commercial Lettings

19, Peckingham Street, Halesowen, B63 3AN

£12,950 Per Annum

- Lock-up shop with first floor accommodation
- Prominent location in the heart of Halesowen town centre
- Suitable for a variety of retail/business uses
- Shared rear pedestrian access and service yard

TO LET - A lock-up shop with first floor accommodation situated in a prominent position on a pedestrianised road within Halesowen town centre. Suitable for a variety of retail/business uses. Shared rear pedestrian access and service yard. EPC = 87 (D)

ACCOMMODATION

The accommodation briefly comprises:-

GROUND FLOOR

RETAIL SALES AREA: 6.08m x 11.77m (max.)
Including storage area below stairs.

Staircase off to first floor.

FIRST FLOOR

LANDING:
Providing access to shared rear entrance passageway and shared service yard area.

MAIN ROOM: 6.06m x 9.70m max.
Incorporating sink unit, base cupboards and work surface.

WASHROOM (RIGHT):

WASHROOM (LEFT):

USEABLE FLOOR AREA:

Ground Floor: 75.35 sq.m. (811 sq.ft.)
First Floor: 57.71 sq.m. (621 sq.ft.)

Total: 133.06 sq.m. (1,432 sq.ft.)

SERVICES AND APPLIANCES:
Mains electricity, water and drainage are connected. Heating is provided by electric night storage heaters and electric convector heaters. There is a ducted warm air system which is now redundant. It is understood that not all of the heating systems/appliances are in working order.

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

RATING ASSESSMENT:
Rateable Value (from 1st April 2026): £10,750.
Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

VAT:
All figures quoted are exclusive of VAT if applicable.

LEASE:
A lease will be granted for an initial term of 3 years or for 6 years with a rent review at the end of the third year of the term. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantees. A tenant must assume the information is incorrect, until it has been verified by their own solicitors.

LEGAL COSTS:
Each party will be responsible for their own legal fees.

RENT DEPOSIT:
The in-going tenant will be required to pay a rent deposit of £2,000.00 (two thousand pounds) to be held in a non-interest bearing account for the duration of the lease.

REPAIRING LIABILITY:
The tenant will be responsible for internal and external repairs and decoration (full repairing and insuring basis). At the end of the term the tenant will be responsible for internal and external decoration.

INSURANCE:
The landlord will arrange insurance for the property and the tenant will reimburse the cost of the premium on demand.

VIEWING:
Strictly by prior appointment via Agents on 0121-422-4011 (option 3, commercial).

IMPORTANT NOTE:
If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 (https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken.

It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

ANTI-MONEY LAUNDERING REGULATIONS:
In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.

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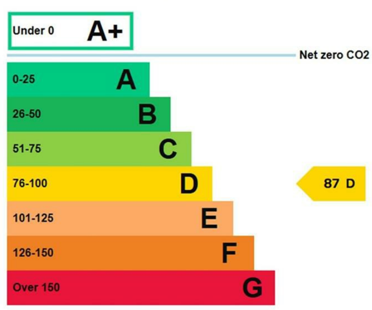
- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 18775226