

## PROMINENT ROADSIDE OPPORTUNITY

103 KIDDERMINSTER ROAD SOUTH (A456/A450), CROSS KEYS, HAGLEY, STOURBRIDGE, WEST MIDLANDS, DY9 0JL

## KEY POINTS

- Frontage to A450/A456
- Site area 0.54 acres
- Existing A3 consent
- Suitable for A1-A5 subject to planning

## LOCATION

Located at the junction of the A450 and A456 equi-distant between Kidderminster, Stourbridge, Halesowen and Junction 4 of the M5, all of which are approximately 5 minutes away, Situated upon a designated service area adjoining a Shell petrol filling station, Please click on the link below for the location map

<http://www.multimap.com/s/GEG6pdo0>

## DESCRIPTION

The premises are of brick construction and incorporating a four bed flat to the upper parts. Car parking to front and side. The existing unit provides a unit of approximately 2,029 sq ft (188.50sq m) and 37 car parking spaces.

Certain fixtures and fittings will be left by Little Chef when they vacate which may be used by a purchaser although no warranty will be given and these will be entirely at the leasee/purchasers own risk - further details on request.

## LEASE TERMS

A new effective full repairing and insuring lease for a minimum term of 10 years subject to a rent review at the end of the fifth year.

## RENT

Offers in excess of £35,000 pa.

## FREEHOLD

Freehold is available, offers in excess of £400,000 plus VAT

## PLANS

CAD plans of the existing building are available by email on request.

## COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



## RATES

We are informed by the Valuation Office that the property is currently assessed as follows:

Rateable Valuable - £23,500.  
UBR for 2010/11 - £0.414  
Rates Payable - £9,729 pa

Prospective occupiers should verify the above information for themselves.

## TIMING

The unit is still trading but access can be granted upon completion of the relevant legal formalities.

## VIEWING

All viewings are by appointment through the sole agents:

Ashwell Rogers  
David England  
020 7758 3284  
[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

Peter Morgan  
020 7758 3283  
[peter@ashwellrogers.com](mailto:peter@ashwellrogers.com)

Ben Lansman  
020 7758 3286  
[benlansman@ashwellrogers.com](mailto:benlansman@ashwellrogers.com)

## SUBJECT TO CONTRACT

November 2011

