

TO LET

Car Sales Pitch

Prominent frontage to bypass & High Street



Lower High Street / St Anne's Road
Five Ways Junction
Cradley Heath
West Midlands
B64 5AB

To view a video clip of this site go to:
http://www.youtube.com/watch?v=SOOqS1pW6_Q

Burkes&CO



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Location

Cradley Heath is an established black country town located approximately 2 ½ miles South of Dudley and 7 miles West of Birmingham City Centre. Junctions 2 and 3 of the M5 motorway are approximately 3 miles to the North East and South East respectively.

The site is situated at the end of Cradley High Street, at its junction with St. Anne's Road, Lower High Street, Cradley Road and Grainger's Lane.

Description

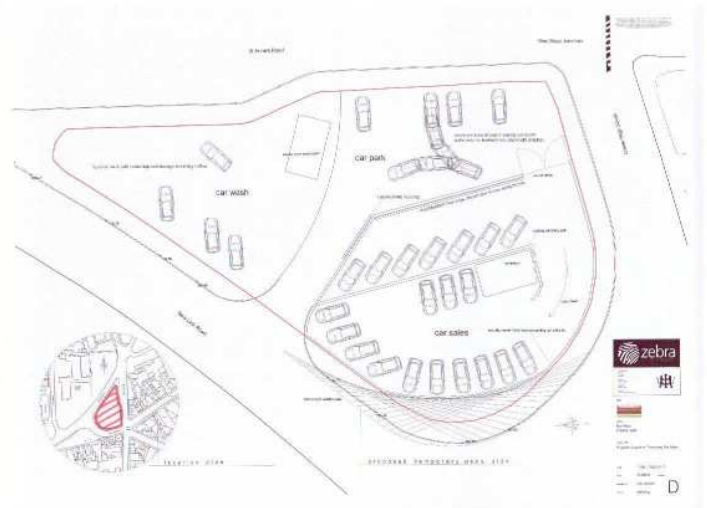
The site fronts the new Cradley Bypass at the end of the High Street and is well located between the main vehicular entrance to **Tesco Extra** and a new **Lidl** Supermarket. The site benefits from direct vehicular access from the new bypass and excellent frontage to all the main routes immediately surrounding it including Five Ways junction.

Accommodation

The subject site comprises approximately 0.4 acres (0.16 Ha).

The site has been fenced, levelled and surfaced and comprises;

- secure van / car sales pitch for circa 20 vehicles
- site for hand car wash and
- 7 x no. 48 sheet advertising hoardings



Each site has the benefit of an independent water and power supply and mains drainage.

Planning

We understand the site benefits from a planning consent for the operation of a car sales pitch, hand car wash and advertising hoardings.

Tenure

The car sales pitch, hand car wash and advertising hoardings are available on flexible terms. See below.

DISCLAIMER

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Rates

We understand that the property is not currently assessed for rating purposes. Individual tenants will be responsible for all taxes, rates and services provided to the site.

Lease Terms

Van / Car sales Pitch - The commencing rent has been reduced to £200 p.w.

Available on flexible lease terms with a minimum commitment of 3 months with rent payable quarterly in advance. A 'refundable' security deposit of £500 will be payable to the landlord prior to commencement of the tenancy.

Hand Car Wash - LET

Advertising Hoardings - LET. Please ask for further details on availability.

VAT

We understand that VAT will be payable.

Further Information / Viewing

The site may be viewed from the roadside without prior appointment. For further information **contact Mark Burkes at Burkes & Co on 0121 369 1889**

Estate Agents Act 1979

The agents declare an interest
In the client company.



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