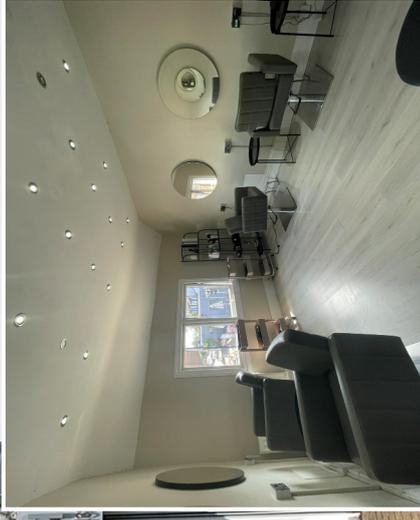
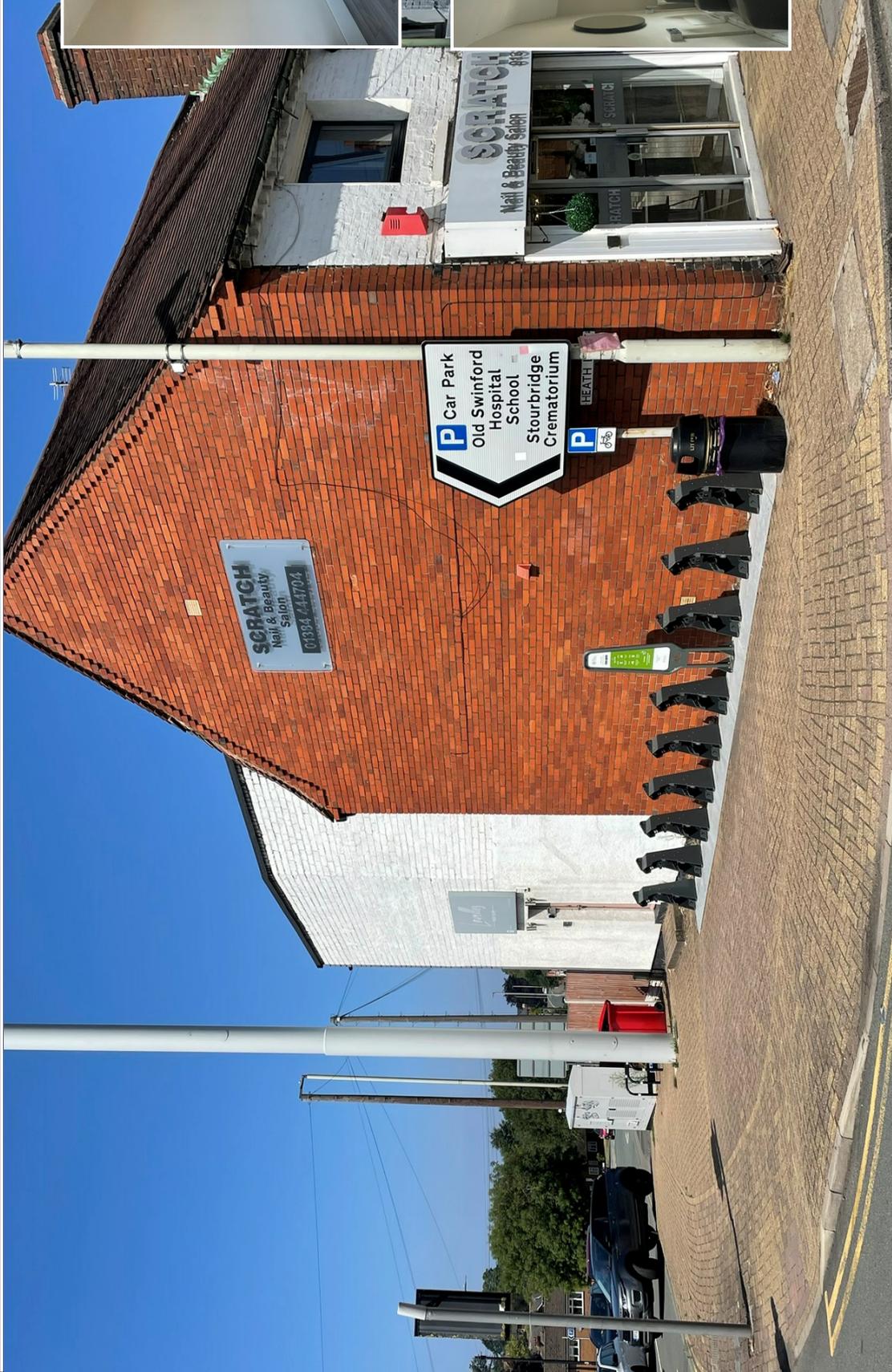


PRIME BEAUTY SALON / OFFICES

TO LET



114A HAGLEY ROAD OLDSWINFORD DY8 1QU

WALTON
&
HIPKISS

KIDDERMINSTER

01562 519 777

STOURBRIDGE

01384 392 371

HAGLEY

01562 886 688

LOCATION

The property is situated in an extremely prominent location on the cross at Oldswinford close to Tesco Express, Local Shops, car parking and Stourbridge Junction Train Station. The Property has frontage to both Hagley Road and Heath Lane.

ing area, Salon and Kitchen with toilet.

The unit is electrically heated.

The premises are fully fitted for immediate use.

Reception 10'4" x 5'2"

Waiting Area

Treatment Room 10'0" x 8'3"

Salon 12'2" x 13'0"

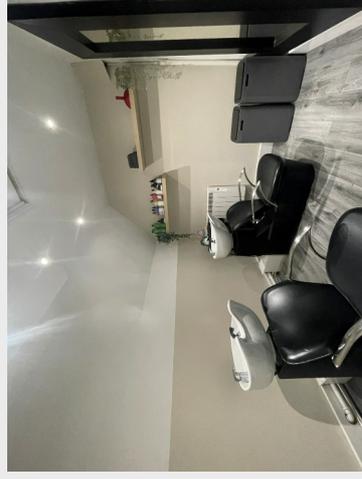
Kitchen/Store 7'0" x 4'0"

Total sqm) 322 sq ft (87.1

PLANNING

Prospective Tenants are advised to satisfy themselves regarding current or intended uses of the property with the local planning Authority -

Dudley Metropolitan Borough Council



Council House
Priory Road
Dudley DY1 1HF
01384 81 81 81 or www.dudley.gov.uk

SERVICES

We understand all main services are connected. The landlord will insure the building (not contents) and recoup the annual premium from the tenant.

LEASE TERMS

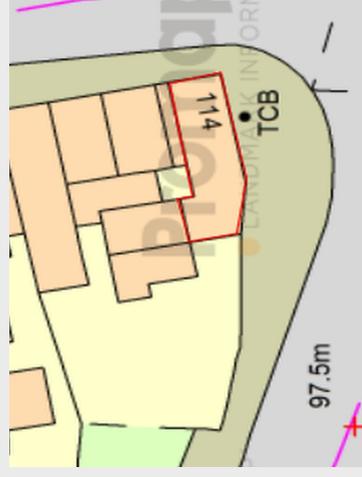
Flexible leases are available from 3 years - with the tenant contribution towards the upkeep of the property and buildings insurance.

RENTALS

A rental of £800 per calendar month exclusive is required.

LEGAL COSTS

Each party will be responsible for all



VAT

VAT is not payable on the rent.

VIEWING

Strictly by appointment with the Agents on 01384 392 371.

other terms

VAT
VAT maybe levied on the purchase price / rentals or other outgoings

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

References

The successful purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering

The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.