

OFFICE | TO LET

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39 HIGHFIELD ROAD, HALESOWEN, B63 2DH

1,150 SQ FT (106.84 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Detached Former Doctors Surgery Available to Let and Suitable for Alternative Uses, Subject to Consent

- Detached Medical Premises
 - Flexible Layout
 - Single Storey
 - Forecourt Car Parking
 - 1,150 ft² (107m²) approx.
 - Rental of £13,250 per annum exclusive
 - Eligible for Small Business Rates Relief
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DESCRIPTION

The property comprises a detached, single storey premises of traditional brick construction beneath a pitched tiled roof set back behind a tarmac forecourt from Highfield Road.

The property was formally used as a doctors surgery and benefit's from an inviting waiting room with reception off. leading Two consulting rooms are provided to the left side of the property along with a large kitchen area. A large open plan office is situated to the rear of the premises along with toilets and storage. The layout is extremely flexible and could be reconfigured easily if required.

The premises benefit from carpet flooring, double glazed windows, gas fired central heating, kitted kitchen units and strip lighting.

Externally, the property has the benefit of forecourt car parking in addition to unrestricted on street parking.



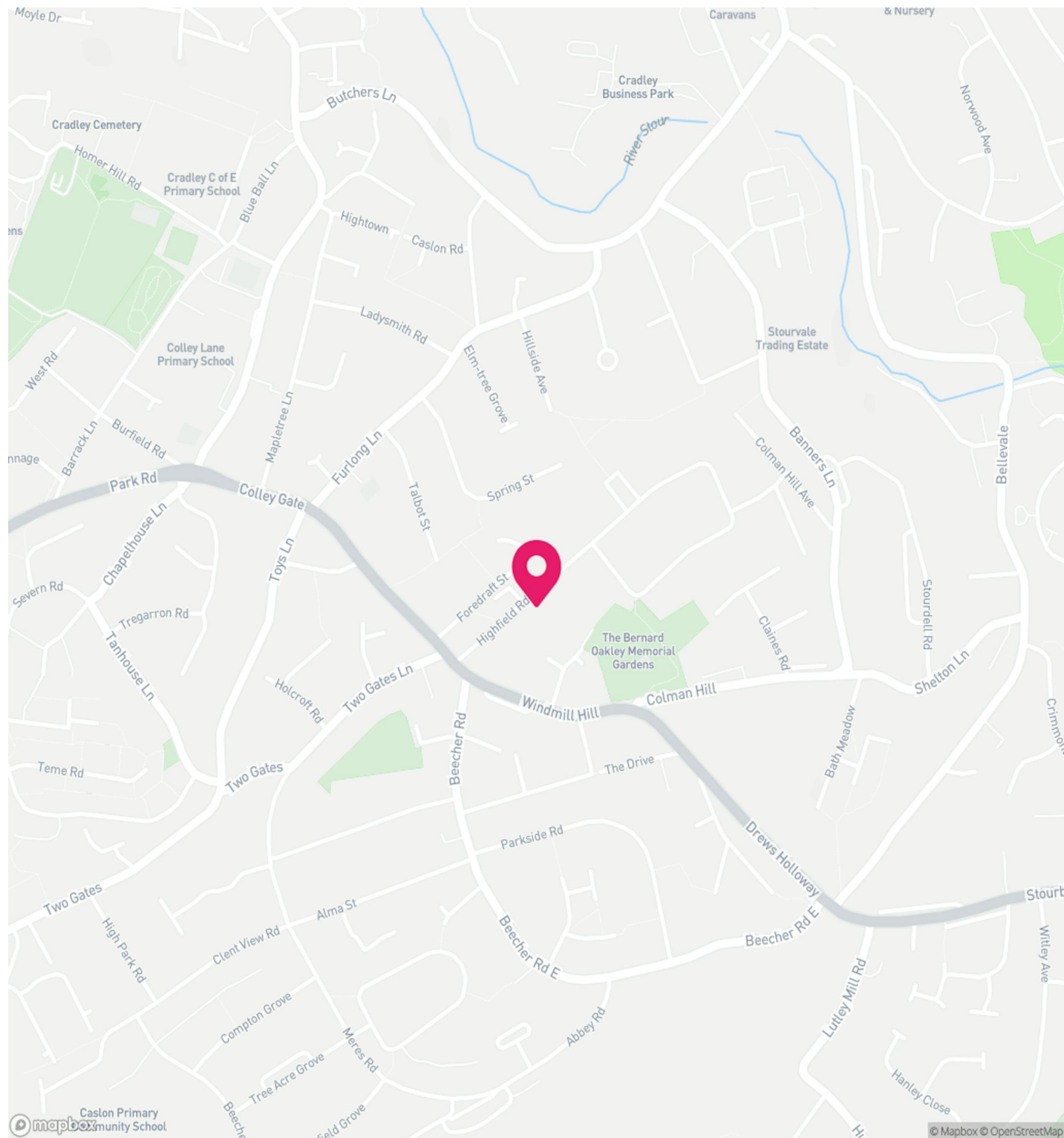
LOCATION

The property is situated along Highfield Road, a well-established residential area within Halesowen.

The location benefits from excellent connectivity, being approximately 8 miles west of Birmingham City Centre and just 4 miles from Dudley. The nearby town centres of Stourbridge and Oldbury are also within easy reach, offering a broad range of amenities, shopping facilities, and services.

The property enjoys good access to public transport links, with several regular bus services operating along nearby Hagley Road and surrounding routes, providing direct connections to Birmingham, Stourbridge, and the wider Black Country. Cradley Heath and Old Hill railway stations are both within a short distance, offering regular services to Birmingham and Worcester via the Birmingham to Worcester via Kidderminster line.

For motorists, the location is particularly convenient, with excellent access to the A458 and A456, which link directly to the M5 motorway (Junction 3 is approximately 3 miles away), providing swift routes to the national motorway network.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Single storey premises	1,150	106.84	Available
Total	1,150	106.84	

SERVICE CHARGE

n/a

RATEABLE VALUE

£3,900. We understand the property will qualify for Small Business Rates Relief, subject to tenant's eligibility

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£13,250 per annum on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

D (86)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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