



TO LET – RETAIL UNIT

Cradley Heath Station

B64 5AL



Operated by West Midlands Trains

Location:

The station is located to the southwest of Cradley Heath, within proximity of the High Street.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 539,490 for 2022/23.

539,490
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

A new business opportunity is available at Cradley Heath station within the main station concourse.



* Footfall figures from the Office of Rail & Road for 2022/23

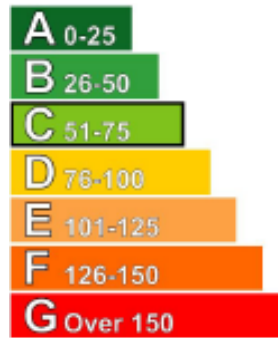


Property:

The premises comprise a prominent retail unit located on the main station concourse. There is a secondary access from the adjoining bus station.

Unit Size:

Retail Unit: 9.1 sq.m. 97 sq.ft.



◀ 55 This is how energy efficient the building is.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.

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