

TO LET

**Hair Salon, Willow Gardens,
Harvest Road, Rowley Regis,
B65 8FG**

03/2022



**SEALED OFFERS IN EXCESS OF £3,000 PER ANNUM,
CLOSING DATE - NOON THURSDAY 31 MARCH 2022**

PROPERTY SERVICES

07823 892 130

Email: property_services@sandwell.gov.uk



Sandwell Council are providing a business opportunity for a Hair Salon to trade from the extra care housing scheme at Willow Gardens, Harvest Road, Rowley Regis.

The salon is available on a five-year internal repairing and insuring lease basis subject to a sealed bid process.

The lease will be contracted out of Sections 24-28 of the Landlord and Tenant Act, 1954.

If the Council feel the offer is not consistent with the market rent for the premises, it reserves the right to withdraw the offer and remarket the premises.

Due to the COVID-19 situation, there will be no viewings of vacant properties for the immediate future.

However, virtual 360 videos are available to view shops being marketed and can be accessed via the following link:

● https://www.youtube.com/channel/UCbEzZtZtFYIRsV9QacRYg?view_as=subscriber

● Applications for premises must be made on the formal sealed offer and application to lease form, which can accessed via the following link:

● https://my.sandwell.gov.uk/service/application_to_lease

Please Note: Where Properties are marked "UNDER OFFER" this means the property is no longer available and will remain in the marketing particulars until formal completion of the lease.

In order to fill in an application to lease form, you will be asked to create a My Sandwell Account. If you already have a My Sandwell account you will be asked to log in.

Once you have completed the form, you will receive an automated email confirming your application has been submitted, with a list of documents that will be required. Please note, offers will not be opened until after the closing date.

If an offer is accepted the property will be placed "Under Offer" and taken off the market. For the property to be formally "Under Offer", however, the offeror will be required to pay an online payment of £750 towards the council's initial fees; all other fees will be collected near formal completion of the lease.

The under offer fee is non-refundable and will only be returned if the lease does not proceed purely as a result of reasons beyond the control of the prospective lessee.



In addition, prior to a lease being granted and as part of the due diligence process, the Council will require the following from the successful offeror:-

- Certified identification documents (i.e. driving licence and passport) from a Solicitor, from their firm's email address.
- Completion of the Council's Anti Money Laundering Declaration Form, together with the necessary supporting documentation (e.g. 12 months bank statements)
- Proof of home address (e.g. personal bank statement, utility bill)
- A satisfactory credit report from an accredited credit reference agency, which will need to include the scoring information.
- Company accounts for the last three years or from the time of trading, if the lease is to be granted to a registered company.

Any other documents that may be required as part of your application, will be set out in the Heads of Terms.

Submission of all necessary documents will be required by email, together with the under offer fee, within 4 weeks from the date of the Heads of Terms; you will be asked to provide confirmation in respect of the under offer fee.

Failure to adhere to the above timescales and failure to provide the documents in the required format will result in your offer being withdrawn, without any further notice.

Rent will be payable in advance via standing order. A rent deposit bond equal to three months of the agreed rent will also be required.

The Council will insure the building but will recover the insurance premium from the tenant by way of additional rent.

Lessees will be responsible for payment of the Council's legal costs in connection with preparation of the lease.

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

BUSINESS RATES

For information with regards to rates payable, please contact Business Rates on 0121 368 1155.

Alternatively, please follow the link below for other ways to contact them.

https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates

THINK SANDWELL

Sandwell Council is motivated by the desire to achieve 'social' goals as part of its Social Value initiative to help improve its social, economic and environment wellbeing, such as changes in levels of employment, education, health and carbon-footprint. These additional benefits can almost take any form from the very tangible, such as jobs, training and apprenticeship opportunities, or sub-contracting opportunities for small businesses.

The Council's Think Sandwell Team is open for business and eager to help companies by offering a range of support, such as:

Business support and advice – for every Sandwell business from start-ups to global companies (and companies looking to invest in our borough)

Location and relocation services – including free property searches and accompanied site visits

Development ready support – such as fast-track planning and other decisions on key local projects

Accessing finance – which means identifying sources of gap funding for business ventures (including any available grants, loan finance, equity partners and venture capital)

Technical expertise – giving you links to universities, industry networking, innovation hubs and forums, and the professional sector

Strategic partners – helping you identify and establish key contacts and networks to accelerate your business growth plans

Recruitment of suitable talent – our free recruitment and training services can help you attract the right staff.

Becoming a supplier to Sandwell Council – we can support you to register on the Sandwell INTEND procurement portal.

If you are a first-time employer, we can help ensure you have everything in place to make the process run smoothly Think Sandwell also offers a range of services from recruitment to apprenticeship support.

For more information on Business Growth Support please visit www.thinksandwell.com

For more information about social value and community benefits for targeted recruitment and training you can contact Think Sandwell - Social Value Impact Officer Karen Richards on karen_richards@sandwell.gov.uk

Misrepresentation Act 1967.

The particulars given below do not constitute any part of an offer or contract. They are intended only as a guide to prospective lessees to enable them to decide whether to make further enquiries with a view to taking up further negotiations, but they are otherwise not intended to be relied upon. All reasonable care has been taken in the preparation of these particulars, but their accuracy is not guaranteed. Any prospective lessee should make further enquiries and searches as are normally made and these particulars are furnished on the express understanding that neither the Council nor its officers or agents are to become under any liability or claim in respect of their content.

Hair Salon, Willow Gardens, Harvest Road, Rowley Regis, B65 8FG

Location

The premises is situated on the corner of Moor Lane and Harvest Road, Rowley Regis.

Description

The property is an extra care housing scheme for people over the age of 55, comprising of 90 1 and 2 bedroom apartments.

The premises has been fit out for a Hair Salon and has a NIA of 15 sq'm / 162 sq'ft.

The Hair Salon will be available for the general public between 9am and 5pm Monday to Saturday.

Limited parking is available, on a first come first served basis.

The lessee will be responsible for discharging the cost of all utilities.

Lease Term

The lease of the premises will be on the Council's standard conditions for a term of 5 years on an internal repairing and insuring basis.

The lease will be "contracted out" of Sections 24-28 of the Landlord and Tenant Act 1954.

Lease Conditions

The lease will be granted on the Council's standard conditions to include:

- The Lessee completing a formal lease prior to occupation of the premises.
- Any such clauses & conditions as the Council deem necessary to accommodate the lessees proposed use of the premises.
- The Lessee meeting the Council's legal costs in connection with the grant of the lease and/or any other relevant legal documentation.
- The Lessee providing a rent bond equal to 3 months of the agreed rent and to entering into a Rent Deposit Deed prior to occupation of the premises
- Prohibition against any Subletting of the premises.
- Assignment of the lease will be by prior written consent of the Council such consent only to be given on the strict understanding that the prospective tenant meets with the Council's approval and enters into any required legal documentation and/or the out-going tenant enters in to an Authorised Guarantee Agreement.
- The lessee will be required to sign the draft lease within 4 weeks of dispatch. In the event of timescales not being adhered to the Council reserves the right to withdraw the offer and commence remarketing thereof.

User

The premises will be used for a Hair Salon within Class E of the Town and Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020.

For any planning enquiries please contact the Council's Planning reception on 0121 569 4055.

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Offers of Rent

Offers are invited in excess of £3,000 per annum.

Offers of rent are to be made with a completed sealed offer and application to lease form, which can be accessed via the following link:

https://my.sandwell.gov.uk/service/application_to_lease

For further information please contact Property Services on **07823 892 130** or by emailing **property_services@sandwell.gov.uk**

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

Business Rates

The lessee will be responsible for payment of business rates.

Rateable value - TBA

Rates payable - TBA

For any business rates information, please follow the link below to contact the council's Business Rates team.

https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates

Insurance

The Council will insure the building but the lessee will be responsible for payment of the yearly premium which will be collected by way of an additional rent.

The lessee will also be responsible for insuring the property against additional risks and also the Council's fixtures and fittings associated with the property.

Viewing

Due to the developing COVID-19 situation, there will be no viewings of this property for the immediate future.

However, virtual 360 videos are available to view and can be accessed via the following link:

https://www.youtube.com/channel/UCbEZzEZZtzFYIRsV9QacRYg?view_as=subscriber

Energy Performance Certificate

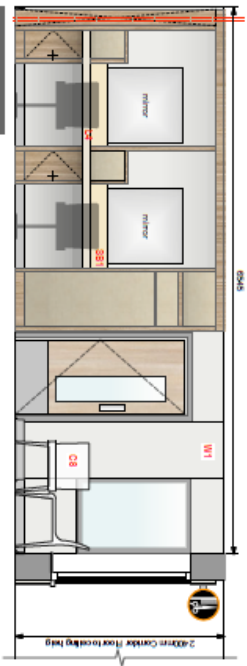
The building has been given an energy performance rating of "B".

SALON

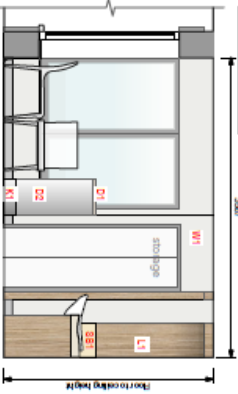
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ELEVATIONS

SCALE 1:25



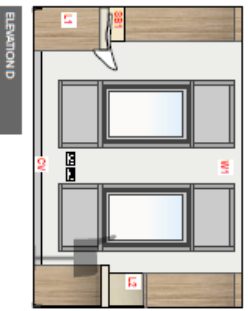
ELEVATION A



ELEVATION B



ELEVATION C



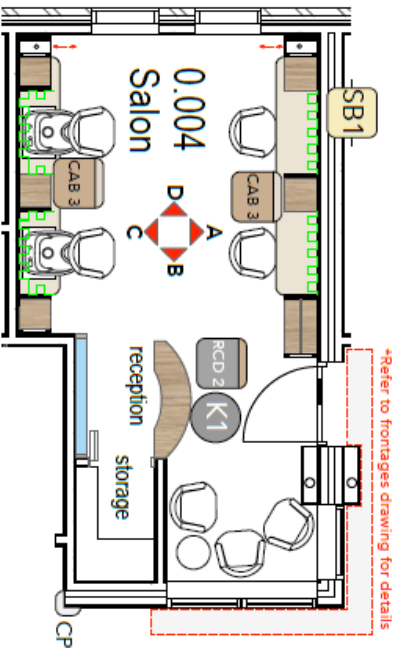
ELEVATION D

FURNITURE

- W1** Mirror
- RCD 2** Reception Counter
- K1** Reception Chair
- SB1** Storage Cabinet
- CAB 3** Storage Cabinet
- C9** Chair
- T4** Table
- C43** Cabinet

PLAN

SCALE 1:25



+Refer to frontages drawing for details

PLAN KEY

Scale 1:500



FINISHES KEY

LRV SAMPLE

Finishes to be used in conjunction with Moor Lane Finishes Schedule, 1451W-DB-XX-GR-DR-A-200 Finishes Layout and 1451W-DB-XX-GR-DR-A-500 FR & E Layout for the Ground Floor

W1 Dark Teak Stained Lame
Refer to 1451W-DB-XX-GR-DR-A-200
Scale to 1:25 1:25

FW6 Natural Fabric Stained Vinyl Wallcovering
Single Carpet Fossil / London Stone
Digitally Printed
Refer to 1451W-DB-XX-GR-DR-A-500
Scale to 1:25 1:25

SB1 Wall Protection
Refer to 1451W-DB-XX-GR-DR-A-500
Scale to 1:25 1:25

F5 Faded / translucent Vinyl Sheet
Refer to 1451W-DB-XX-GR-DR-A-500
Scale to 1:25 1:25

CV Fading-resistant Resin
Refer to 1451W-DB-XX-GR-DR-A-500
Scale to 1:25 1:25

C1 Dark Stained Diamond Plate
Refer to 1451W-DB-XX-GR-DR-A-500
Scale to 1:25 1:25

CABINET KEY

LRV SAMPLE

Refer to 1451W-DB-XX-GR-DR-A-409 for Cabinet details

L1 Standard door, cabinet and vanity
Refer to Moor Lane Finishes Schedule
FR: Moor Lane
Scale to 1:25 1:25

L2 Radiata
Refer to Moor Lane Finishes Schedule
FR: Moor Lane
Scale to 1:25 1:25

L4 Contrasts to adjacent wall and base
Refer to Moor Lane Finishes Schedule
FR: Moor Lane
Scale to 1:25 1:25

RECEPTION DESK

LRV SAMPLE

Refer to 1451W-DB-XX-GR-DR-A-410 for Reception desk details

D1 Radiata
Refer to Moor Lane Finishes Schedule
FR: Moor Lane
Scale to 1:25 1:25

D2 Radiata
Refer to Moor Lane Finishes Schedule
FR: Moor Lane
Scale to 1:25 1:25

K1 Dark Walnut Chair
Refer to Moor Lane Finishes Schedule
FR: Moor Lane
Scale to 1:25 1:25

Notes

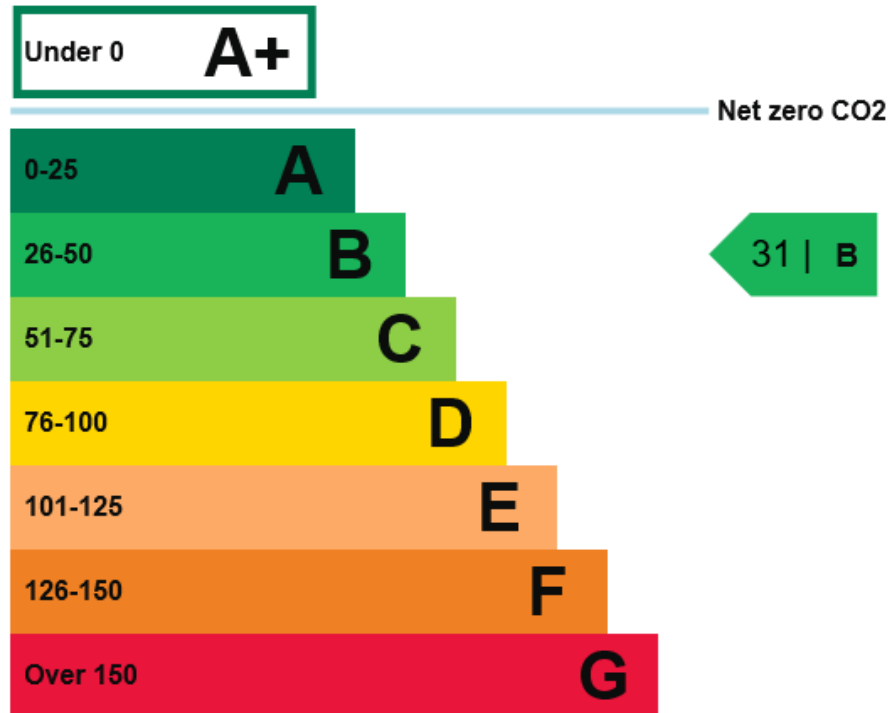
- The drawing is to be used in conjunction with the Moor Lane Finishes Schedule and construction drawings.
- All items are to be color referenced to the Moor Lane Finishes Schedule.
- Any discrepancies between the drawing and the Moor Lane Finishes Schedule must be reported to the Client/Contractor immediately.
- The Moor Contract is responsible for the delivery of all items prior to commencement of work.
- All specified materials must be CSA for approved products and/or approved materials.
- All specified products and/or materials must be approved in writing by the CA.
- All drawings are to be used in conjunction with the Moor Lane Finishes Schedule.

Item	Description	Material	Scale
W1	Mirror	Dark Teak Stained Lame	1:25
RCD 2	Reception Counter	Refer to 1451W-DB-XX-GR-DR-A-410	1:25
K1	Reception Chair	Dark Walnut Chair	1:25
SB1	Storage Cabinet	Refer to 1451W-DB-XX-GR-DR-A-409	1:25
CAB 3	Storage Cabinet	Refer to 1451W-DB-XX-GR-DR-A-409	1:25
C9	Chair	Refer to Moor Lane Finishes Schedule	1:25
T4	Table	Refer to Moor Lane Finishes Schedule	1:25
C43	Cabinet	Refer to Moor Lane Finishes Schedule	1:25

Energy Performance Certificate

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.
