



THE COMMERCIAL PROPERTY SPECIALISTS

**FOR SALE**

**INDUSTRIAL UNIT  
& YARD**

**863 sq ft (80 sq m) on  
site of approximately  
0.35 acres.**



**305-307 BROMFORD LANE,  
WEST BROMWICH, B70 7JA**



◆ Gated and fenced site with yard area

◆ M5 Junction 1 approximately 2 miles distant

◆ West Bromwich town centre approximately 2 miles distant

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## LOCATION

The property is located on the corner of Bromford Lane and Cornwallis Road. Bromford Lane (A4034) is easily accessed from both Junction 1 of the M5 Motorway via the A4252 and A4182 and Junction 2 of the M5 Motorway via the A4034 Churchbridge leading onto the Oldbury Ringway and continuing on the A4034 Bromford Lane. Oldbury and West Bromwich Town Centres are approximately 1 mile distant with very good transportation link into Birmingham City Centre via the Sandwell & Dudley Railway Station being within easy walking distance.

## DESCRIPTION

The property comprises a single storey trade counter/office building being constructed of brick elevations beneath a pitched tiled roof and having a concrete floor. Internally the walls are plastered and painted. The trade counter/retail area has a suspended ceiling incorporating panel lighting and spot lights, blow heaters (not tested) and lino style floor covering. The office area has its own separate entrance door, with plastered and painted walls, fluorescent strip lights and lino style floor covering. A kitchenette is incorporated within the office area. The property has WC facilities and a small storage area.

The property benefits from UPVC double glazing, smoke detectors (not tested), internal security grills to windows, external security shutters to windows and doors, security alarm system, fire alarm (not tested), emergency lighting and CCTV.

## ACCOMMODATION

Gross internal floor areas approximately:

	sq ft	sq m
Unit	863	80

On a site of approximately 0.35 acres.

## OUTSIDE

The property is accessed via a walled and double gated entrance directly from Bromford Lane.

The yard/parking area is concrete surfaced and the area is enclosed with fencing. Security LED/flood lighting is provided (not tested). Currently there are 8 parking spaces with the remaining area being used as a yard/storage.

## SERVICES

We are advised that mains water, drainage and electricity are connected or available however, interested parties are advised to check the position with their advisors/contractors.

There is no gas to the property.

## PURCHASE PRICE

£495,000 subject to contract.

## PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council.

## RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:-

Rateable Value: £19,250

Rates Payable: £9,605.75 (2023/2024)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges which may be applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

## VAT

All figures quoted do not include VAT which is payable at the current prevailing rate.

## EPC

An EPC has been commissioned and the property has been awarded a grade 53 C.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## WEBSITE

Aerial photography and further information is available at: [bulleys.co.uk/bromford](http://bulleys.co.uk/bromford)

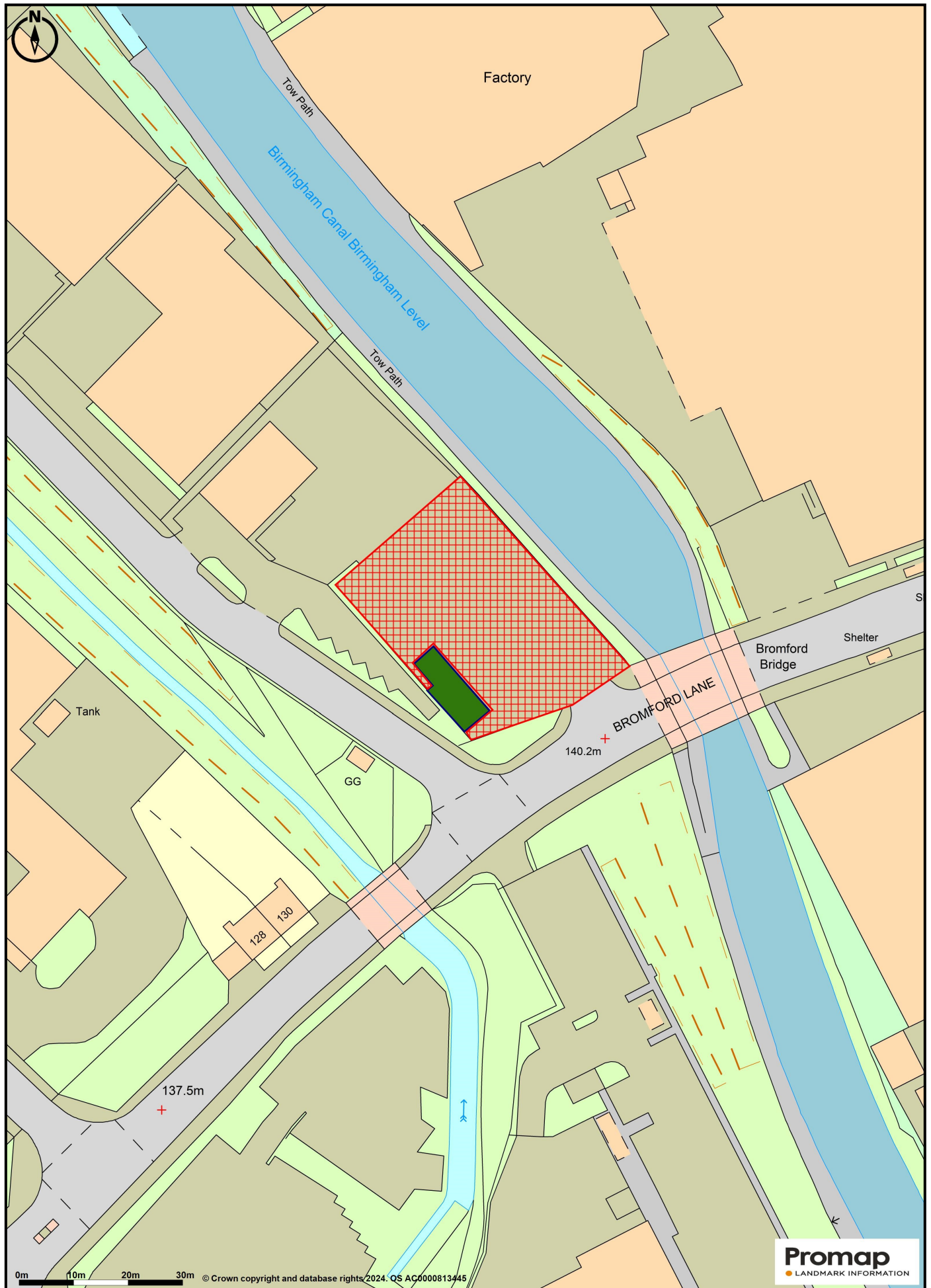
## VIEWING

**Strictly** by prior appointment with the sole agents Bulleys at their Oldbury office on 0121 544 2121.

Details prepared: 03/2024

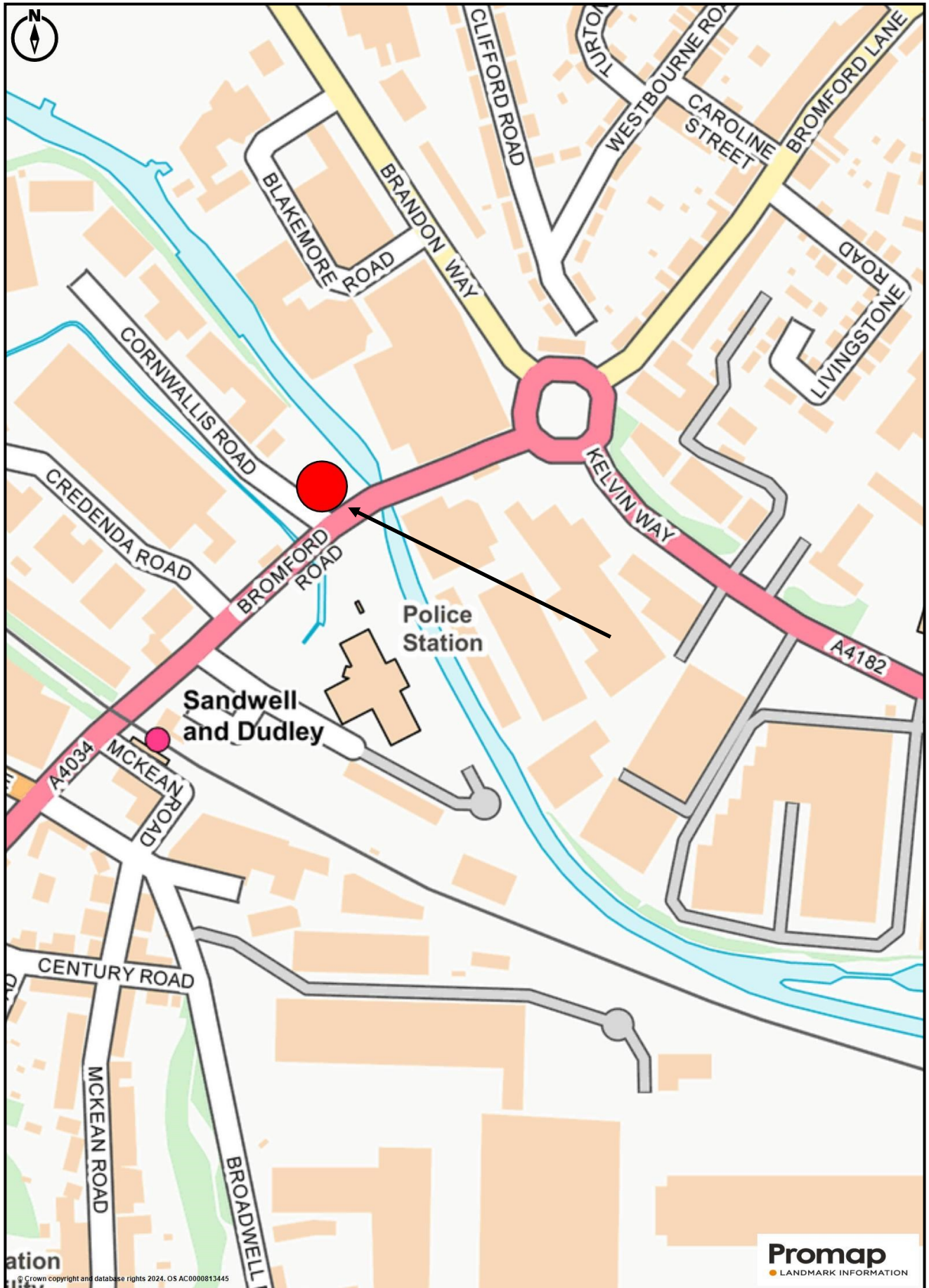






Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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#### IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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