



RETAIL FOR SALE

FORMER POST OFFICE

Trinity Street, Smethwick, B67 7AA

A GROUND FLOOR COMMERCIAL UNIT BROUGHT TO THE MARKET ON BEHALF OF THE POST OFFICE LIMITED, TO BE SOLD AS A VIRTUAL FREEHOLD.

1,944 SQ FT (180.60 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

FORMER POST OFFICE

Trinity Street, Smethwick, B67

TO REQUEST A VIEWING CALL US



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

DETAILS

DESCRIPTION

The property comprises a ground floor commercial unit formerly used as a Post Office, and suitable for a variety of uses. The long lease has circa. 988-years remaining and is leased from Royal Mail Group. The unit fronts onto Trinity Street in Smethwick and is over the ground floor only.

ACCOMMODATION

OUTGOINGS

- **Price:** Price on application
- **Rates:** £10,300 per annum based on 2023 valuation
- **Service charge:** £7,102.22 per annum Service Charge for 2024
- **Estate charge:** n/a

FORMER POST OFFICE

Trinity Street, Smethwick, B67

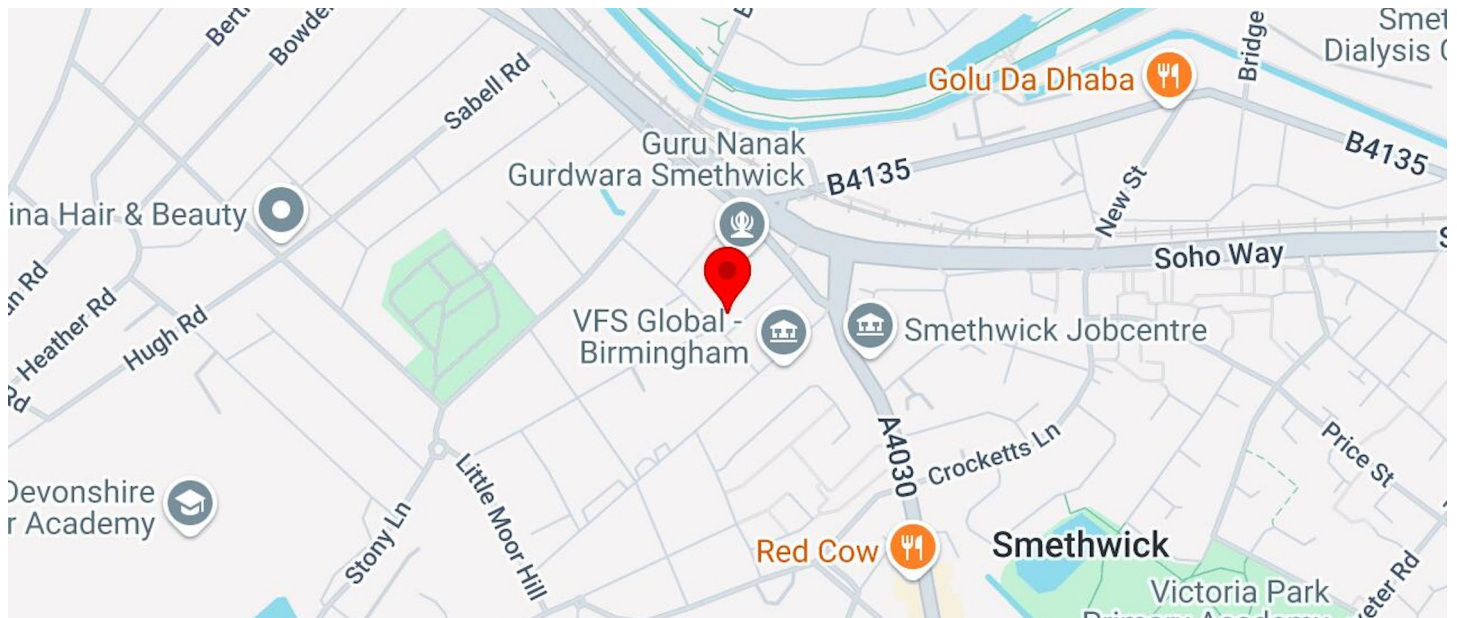
TO REQUEST A VIEWING CALL US



BNP PARIBAS
REAL ESTATE

www.realestate.bnpparibas.co.uk

LOCATION



The property is located on Trinity Street in Smethwick, a suburb of Birmingham and 3.6 miles from the City centre. Trinity Street leads onto the A457 leading to the City centre to the east and Oldbury to the west. The area has strong transport links with Smethwick Rolfe Street station 0.2 miles from the property, providing West Midlands Rail services to Birmingham New Street and Wolverhampton. The nearest bus stop is 0.2 miles away on the A457. The unit itself forms part of the Royal Mail depot on Trinity Street.

CONTACT US

Alex Buckingham
07733310569
alex.buckingham@realestate.bnpparibas

Henry Dennis
07824 101815
Henry.dennis@realestate.bnpparibas

BNP Paribas Real Estate (Occupier Solutions)

www.realestate.bnpparibas.co.uk

realestate.enquiries@bnpparibas.com
[linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK](https://www.linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK)

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Generated by Agentsinsight / Generated on 30/09/2024

Energy performance certificate (EPC)

Smethwick Post Office Trinity Street SMETHWICK B67 7AA	Energy rating B	Valid until: 22 February 2032
		Certificate number: 2037-8887-2015-5750-3015

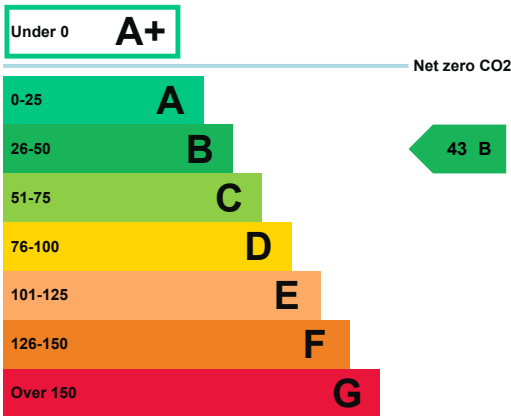
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	143 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	25 A
If typical of the existing stock	74 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	62.21
Primary energy use (kWh/m2 per year)	368

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9509-4765-0291-2587-0400\)](/energy-certificate/9509-4765-0291-2587-0400).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Adam Lloyd
-----------------	------------

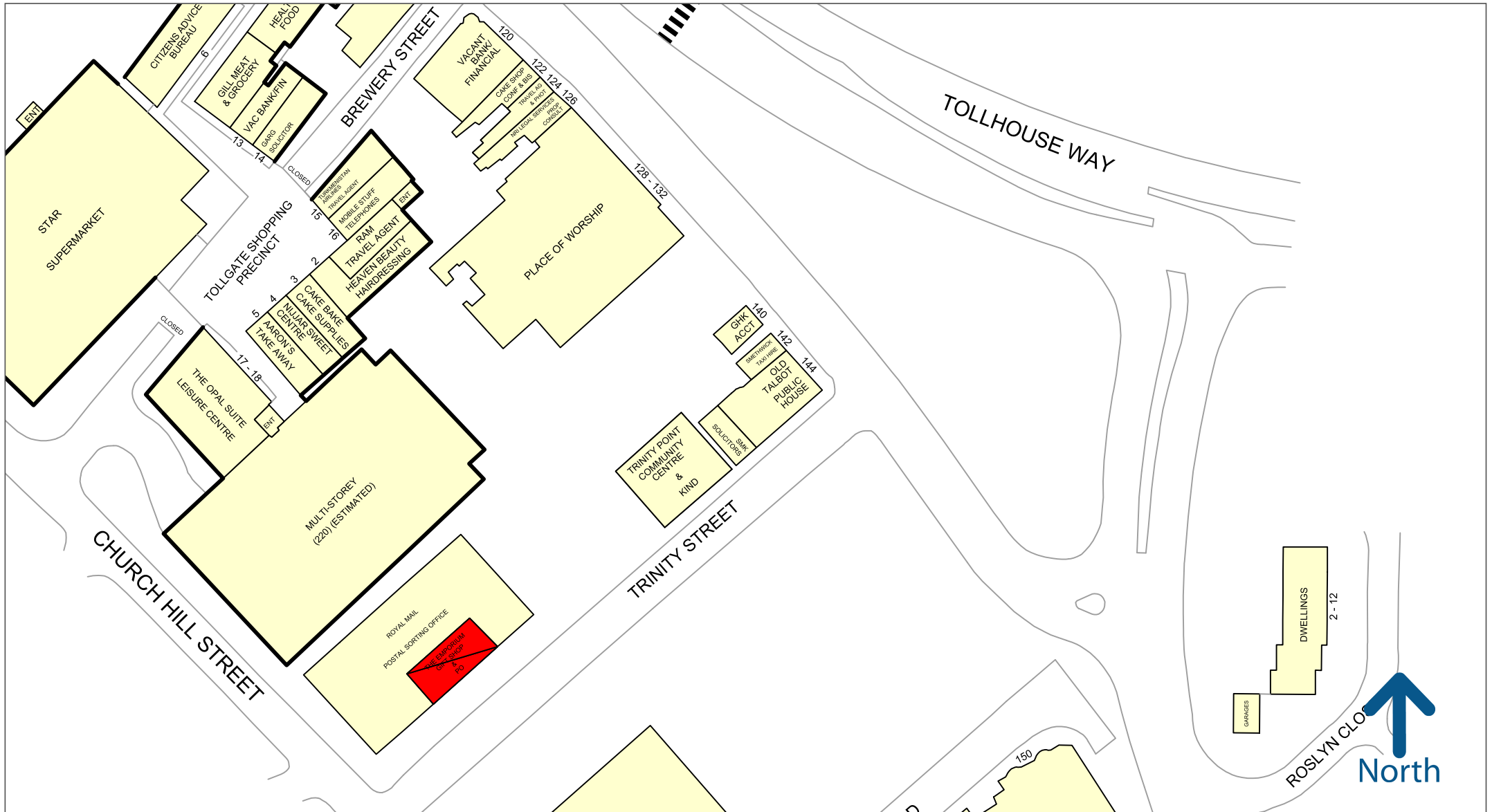
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO011157
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	11 Osbourne croft
Employer address	Solihull, B90 4SP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 February 2022
Date of certificate	23 February 2022



50 metres

Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885



Experian Goad Plan Created: 05/09/2024

Created By: BNP Paribas Real Estate UK

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com