

127-129 Hall Green Road West Bromwich. B71 2DY.

Retail Premises – To Let



LOCATION

The property is located with frontage to Hall Green Road at the corner with Westminster Road approximately 1 mile from West Bromwich town centre and c. 3 miles to Junction 1 of the M5 Motorway. The immediate area is predominantly of a residential nature.

DESCRIPTION

The property comprises a ground floor double retail unit. Formerly a fast-food takeaway, the unit benefits from extensive retail frontage in a corner position sitting behind a forecourt.

The unit benefits from steel roller shutters over all front elevation windows and internally presents an opportunity to re-fit to suit a new tenant's requirements.

ACCOMMODATION

The property comprises the following approximate net internal areas. Interested parties are advised to undertake their own measured survey.

Ground Floor Sales	59.12 sq m	636 sq ft
Ancillary & Garage	16.25 sq m	175 sq ft

TENURE

The premises are available To Let by way of a new lease for a term of years to be agreed.

RENT

£14,500 per annum, exclusive.

BUSINESS RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value from 1/4/2026 - £14,250

Interested parties should verify this information with the local rating authority.

USE

All interested parties are advised to check their proposed use with the local planning authority.

EPC

TBC

VAT

We are advised VAT is NOT payable.

SERVICE CHARGE

The lease will contain a service charge provision to cover the upkeep of the building and common areas.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available on completion on legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk

Or via our joint agents:

Bulleys – 01902 713333

Will Jordan – will.jordan@bulleys.co.uk



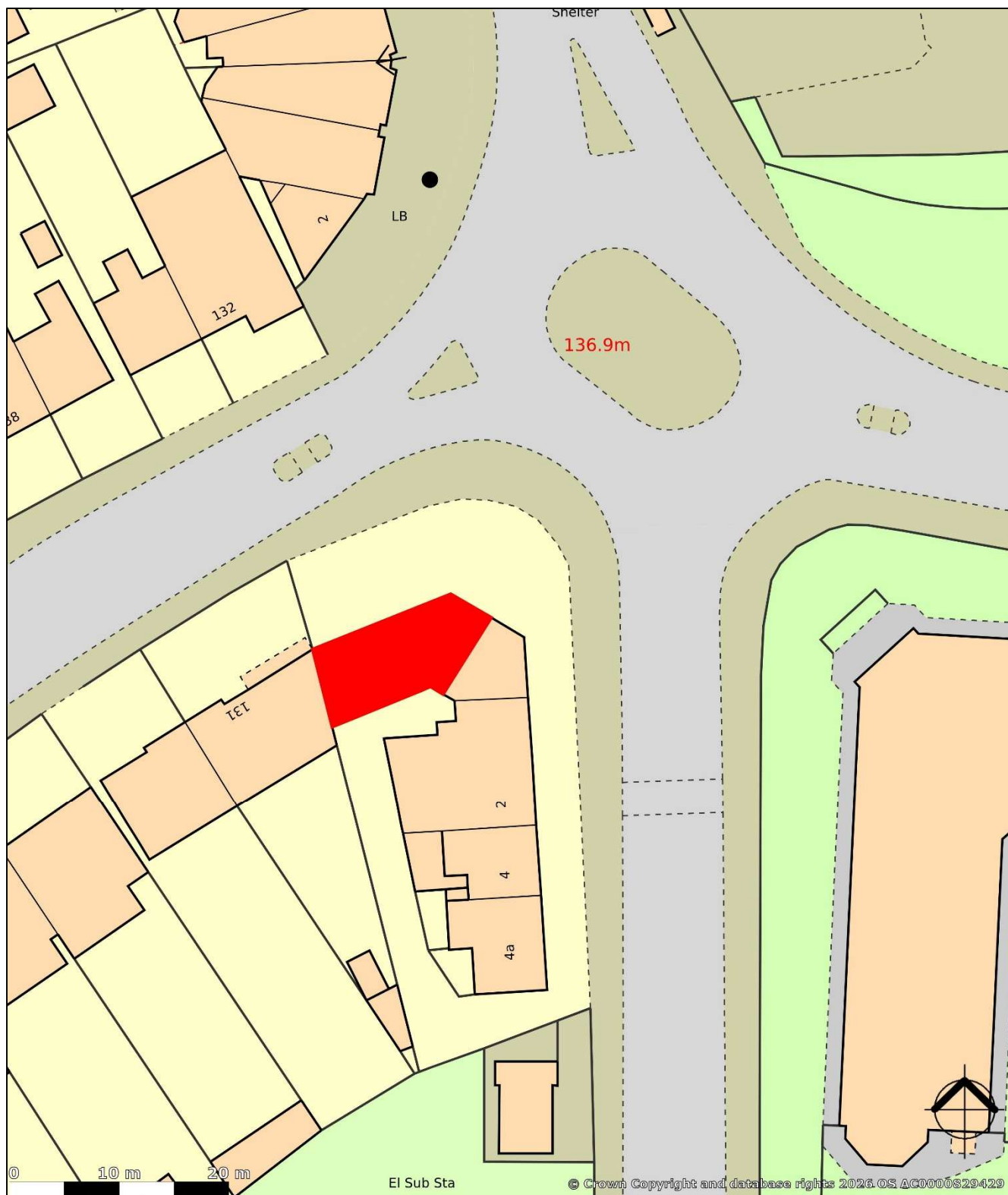
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info@johnsonfellows.co.uk

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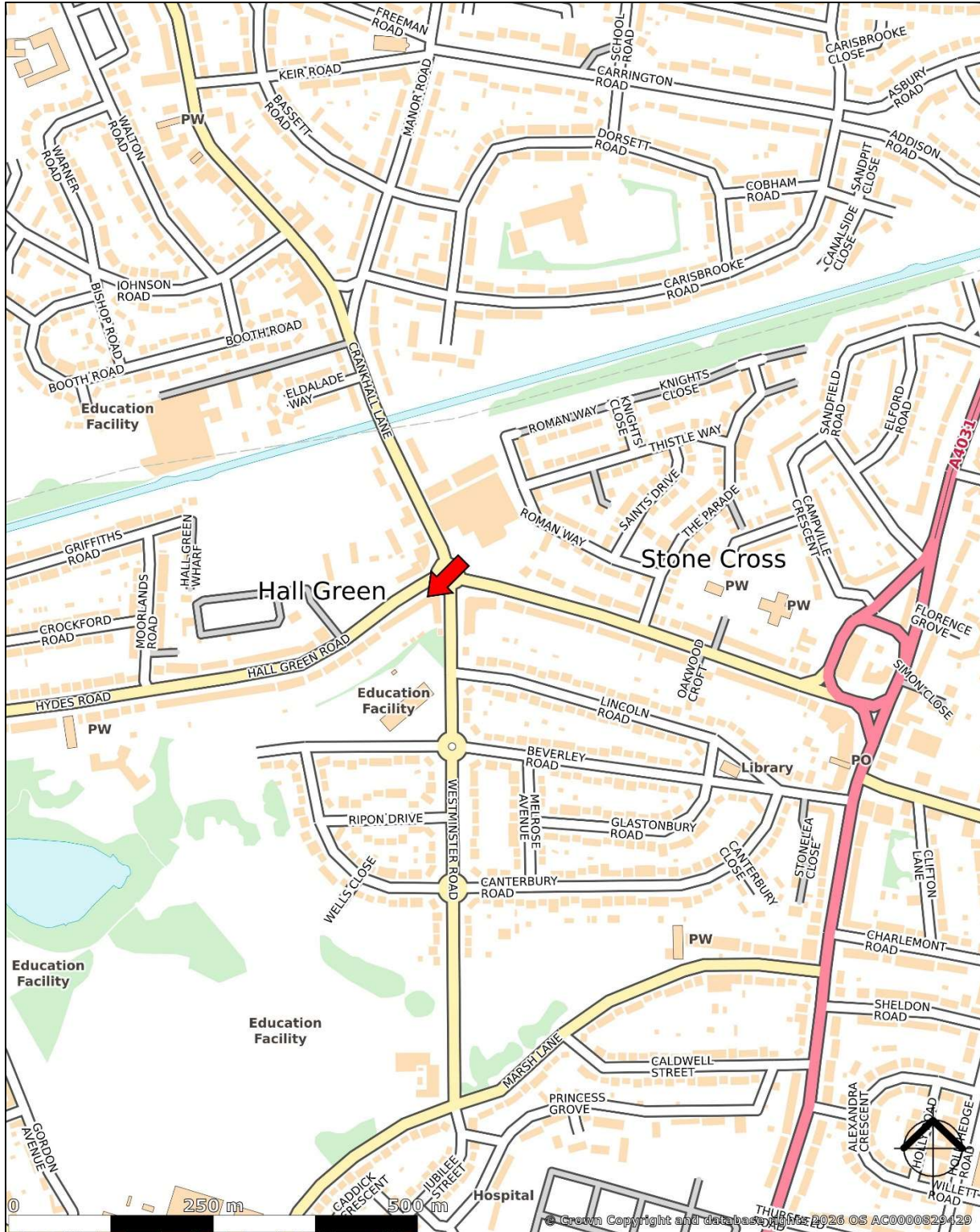
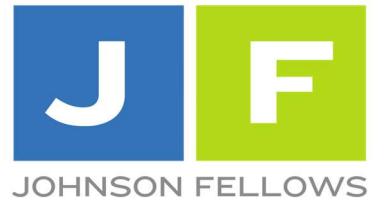
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