

170-172 High Street West Bromwich B70 7QS

Retail Premises – To Let



LOCATION

The property occupies a prominent position along West Bromwich High Street in the Heart of the Town Centre. National occupiers in close proximity include Boots, Cancer Research, Savers, Sense, Cash Generator, Banardos and Shipley's.

DESCRIPTION

The property comprises a ground floor lock up retail unit which forms part of a 3 storey mid-terraced property. The upper floors are residential flats which are let separately.

ACCOMMODATION

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

Ground Floor Sales	106.28 M2	1144 sq ft
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TENURE

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

RENT

£22,000 per annum, exclusive.

BUSINESS RATES

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

Rateable Value from 1/4/2026 - £14,000

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.

The premises were formerly used as a bookmaker within Sui Generis

EPC

B-48 Expiring April 2033

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

Chris Gaskell

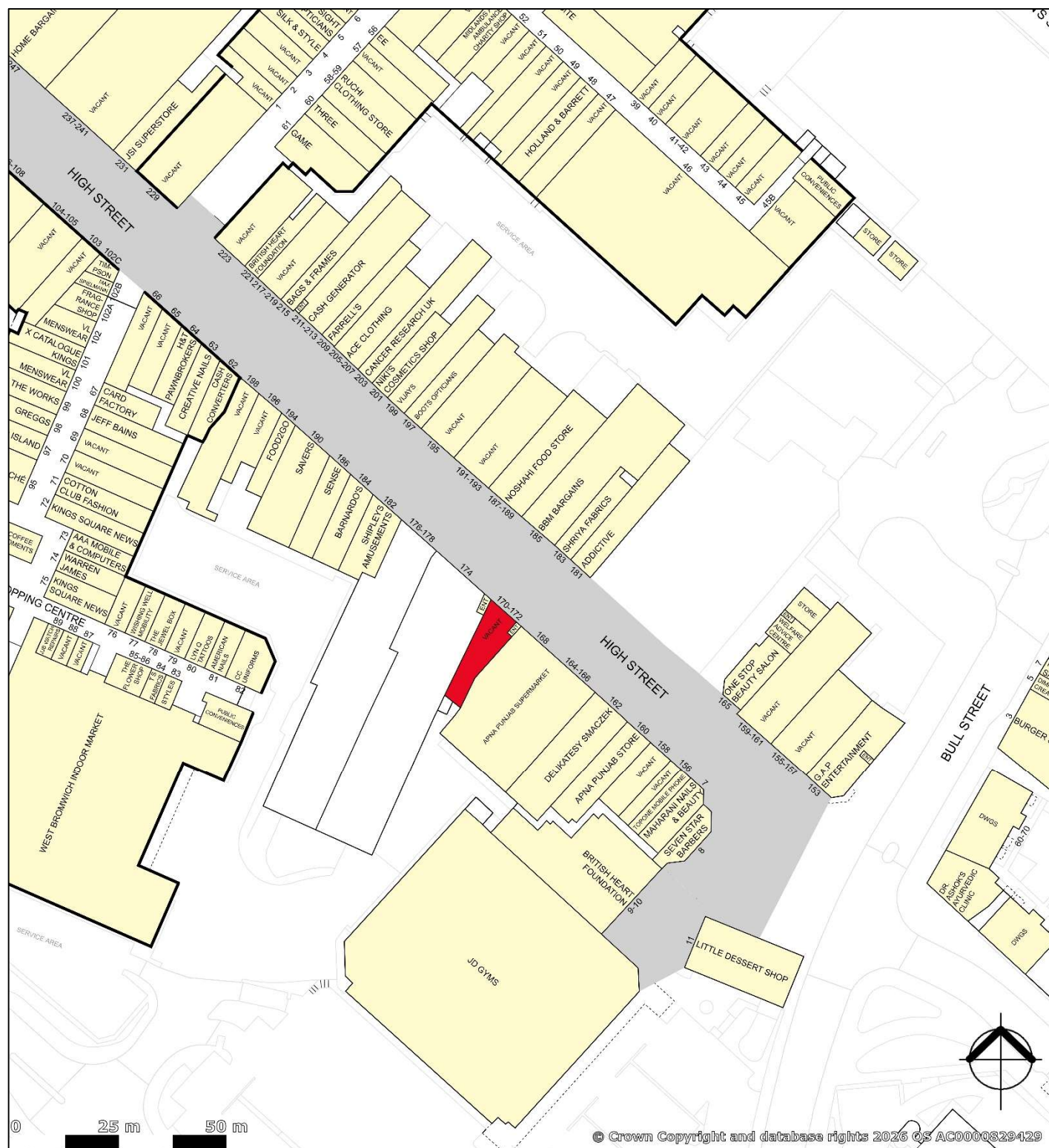
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