

**TO LET****Pominent Retail & Leisure Opportunity**Land at Black Lake, West Bromwich  
West Midlands B70 0PPCONTACT **Alfred Bartlett** | Rapleys  
07738 090 760 | [alfred.bartlett@rapleys.com](mailto:alfred.bartlett@rapleys.com)Highly prominent roadside  
opportunityFrontage to Black Lake (A4196)  
and New Swan LaneApproximately 3.09 acres (1.25  
hectares)Opportunity for retail, licensed  
and leisure, drive thru and  
residential uses, subject to  
planning

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### Location

The subject property is located in a highly prominent position with dual frontage to Black Lake (A4196) and New Swan Lane. The A4196 is one of the arterial routes in and out of West Bromwich. The property is within the Black Lake area of West Bromwich and is located 1.3 miles north of West Bromwich town centre and 2 miles from Junction 8 of the M6.

The immediate area is predominantly residential with some commercial uses including, **Darlaston Builders Ltd**, **Kwik Fit** and various vehicle dealerships. Located just over a mile south of the site is West Bromwich town centre which includes the New Square shopping centre. Occupiers here include **Primark**, **Sports Direct**, **Next**, **H&M**, **Poundworld** and many more.

### Schemes

Our client is considering the following scheme options which are indicative only and can be amended to meet individual requirements.

#### Scheme 1

- Discount food store measuring 18,000 sq ft with 123 car park spaces.
- Drive thru restaurant unit measuring 2,648 sq ft with 57 shared parking spaces.
- Drive thru coffee shop measuring 1,800 sq ft with 57 shared parking spaces.
- Two retail units measuring 1,200 sq ft each.

#### Scheme 2

- Pub/Restaurant with a ground floor area of 9,407 sq ft and 3,724 sq ft on the first floor.
- Convenience store extending to 5,000 sq ft with 96 shared parking spaces.
- Drive thru restaurant extending to 2,648 sq ft with 96 shared parking spaces.
- Drive thru coffee shop extending to 1,800 sq ft with 96 shared parking spaces.
- Two retail units extending to 1,200 sq ft each.

Scheme 1



Scheme 2





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### Description

The property comprises a cleared and levelled plot of land. The site benefits from access from both nearside and offside traffic off Black Lake (A4196) and New Swan Lane. Towards the rear of the site along the eastern boundary is the Midlands Metro tram line route and the Balls Hill Branch Canal is positioned along the northern boundary.

### Site area

The site extends in total to approximately 3.09 acres (1.25 hectares).

Note: Unless otherwise stated, the site area is scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Units are available leasehold.

### Planning

The property is not allocated within the West Bromwich Area Action Plan. We assume that each planning application will be considered on its merits.

For further information we recommend that interested parties contact Sandwell Metropolitan Borough Council on 0121 569 2200.

### Legal Costs

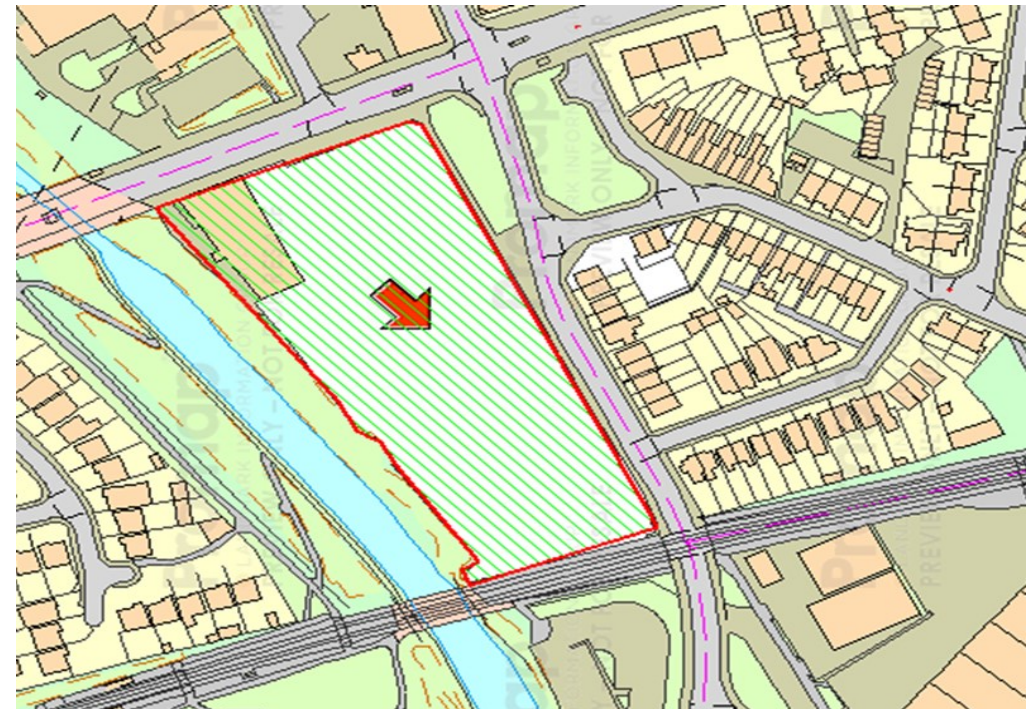
Each party is to be responsible for their own legal and professional fees in this matter.

### VAT

All figures quoted are exclusive of VAT, which is to be charged at the prevailing rate.

### Viewing

For further information and viewings please contact the sole joint agents, Rapleys or Colliers.



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