

Cottons

CHARTERED SURVEYORS
TO LET

Ground Floor Shop Premises,
282-284 High Street, West Bromwich,
B70 8AQ

£21,500 per annum, exclusive



- Large Style, Double-Fronted Shop
- Lots of Newly Built Flats and Residential Conversions Close By
- Ground Floor Only (Upper Floors Separately Let)
- Busy High Street Location
- Net Internal Area 92.2 sqm (993 sqft)
- EPC Rating C52

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 2030 Email: ssutton@cottons.co.uk
cottons.co.uk

Shop premises occupying a good trading position on High Street, West Bromwich, ready for immediate occupation and fit-out. Net Internal Area 92.2 sq m (993 sq ft).

LOCATION/DESCRIPTION

The premises are located in West Bromwich Town Centre, on the High Street opposite Astle Retail Park, where Leisure Lakes Bikes, Pavers Shoes, Subway and Pure Gym are located. There are also a number of banks, office premises and fast-food outlets located nearby. In recent years, there have been a number of newly constructed, purpose-built residential developments completed close by, within the Town Centre, as well as conversions of former office or commercial premises to form residential accommodation. These changes have increased footfall and customer activity within the Town Centre. Indeed, the upper parts of the subject property, which are not to be included within the new lease, have now been converted to form flats. The premises comprise a larger-style double fronted shop, occupying part of a multi-storey building. The upper parts of the building are separately let and not included in the new lease.

ACCOMMODATION

Shop/retail area, partitioned to provide separate areas with lobby, toilet and kitchen facilities at the rear. Retail Area 90.7 sq m (976 sq ft), kitchen 1.6 sq m (17 sq ft), Total Net Internal Area 92.2 sq m (993 sq ft).

LEASE

The premises are offered by way of a new lease for a term of 10-years from completion. Other lease lengths may be available by way of negotiation. The new lease will be drafted on Effective Tenant's Full Repairing and Insuring Terms.

RENT/RENT REVIEW

£21,500 per annum, exclusive, payable quarterly in advance, and exclusive of VAT. The lease will include provisions for a single, upwards-only rent review at 5-years.

RATING ASSESSMENT

We have made enquiries of The Valuation Office Agency website and understand that the premises will have a Ratable Value of £13,750, with effect from 1st April 2023. Interested parties are advised to establish the rating liability stemming from occupying the property by reference to the charging authority, Sandwell MBC.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The current EPC Rating for the property is C: 52. Please see the full Energy Performance Certificate attached to these particulars.

VAT

All figures are quoted are exclusive of VAT which is not currently applicable.

LEGAL COSTS

Each party shall bear their own Legal Costs incurred in connection with the preparation and completion of a new lease.

VIEWINGS

Strictly via the Sole Agents - Cottons Chartered Surveyors – 0121 247 2030,

Stephen Sutton: ssutton@cottons.co.uk

Amanda Starkey: astarkey@cottons.co.uk



Cottons is a trading name name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales. Registered No OC360837. Registered Office 361 Hagley Road, Edgbaston, Birmingham B17 8DL.

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