

TOWN CENTRE OFFICE INVESTMENT / DEVELOPMENT OPPORTUNITY



FOR SALE

Kingston House, 438-450 High Street, West Bromwich B70 9LD

- Prominent High Street location in West Bromwich Town Centre
- Substantial Freehold detached office building - 42,714 sq. ft. (3969.70 sq m)
- Part let producing £130,234 pax with an ERV of £386,825 pax
- Potential for residential conversion, subject to planning consent
- 106 on site car parking spaces
- Easy access via Metro to Birmingham City Centre



DESCRIPTION

Kingston House incorporates modern, spacious, well appointed office accommodation over 6 floors, with two passenger lifts servicing each floor. A substantial 42,682 sq. ft. property, the building occupies a prominent location on the main High Street in West Bromwich and affords excellent access to local transport networks, including the Bus Station, the Metro and the M5 Motorway (with junction 1 less than 2 miles away).

SPECIFICATION

Suspended ceiling
LED lighting
Air conditioning
Perimeter trunking
Substantial onsite car parking (106 spaces)

ALTERNATIVE USE POTENTIAL

The property is considered ideal for residential conversion (subject to planning consent) to follow nearby existing conversions such as Parham House and Society House. Further information is available upon request and specific planning enquiries can be made direct to Sandwell Metropolitan Borough Council Planning Department on 0121 569 4054.



LOCATION

Kingston House occupies a prominent location on the main High Street in West Bromwich, and affords excellent access to local transport networks including West Bromwich Bus Station, The Metro and the M5 Motorway, with junction 1 less than 2 miles away. The pedestrianised town centre is half a mile to the east whilst the main A41 Black Country Expressway can be accessed just a few hundred yards away.

West Bromwich is located to the east of Dudley, with Birmingham to the south-east via the A41 Birmingham Road. High Street West Bromwich is located off Black Country New Road (A41). The property is situated on the south side of High Street, almost opposite its junction with Shaftesbury Street. Rail services run from Sandwell and Dudley Station. Extensive shops, including Primark, Sports Direct and River Island, together with an Odeon Cinema, can be found in the nearby New Square development. The open spaces at Dartmouth Park and Sandwell Valley Country Park are within reach.



ACCOMMODATION

FLOOR	SQ. FT.	SQ. M.
Ground Floor	3,910	363.25
First Floor	8,505	790.14
Second Floor	8,505	790.14
Third Floor	8,505	790.14
Fourth Floor	8,505	790.14
Fifth Floor	4,884	453.73
TOTAL	42,814	3,977.54

TENANCY SCHEDULE

DEMISE	AREA SF	OCCUPIER	TERM	LEASE START DATE	EXPIRY	RENT PA	ERV	BREAK CLAUSE
452 High Street	751	Jasdeep Singh Babra t/a TAX Accountants	5 Years	08/08/2018	07/08/2023	£8,000	£7,250	NONE
Part Ground Floor	770	Totally Recruitment	5 Years	11/05/2022	10/05/2027	£6,925	£6,925	11/05/2025
Part Ground Floor	2289	Vacant					£20,600	
First Floor - Front	4065	Rehability UK Community Ltd	2 Years	18/10/2022	17/10/2024	£36,585	£36,600	NONE
First Floor - Rear	4440	Ingeus UK Limited	6 Years	18/06/2021	27/06/2027	£40,230	£39,950	27/06/2025
Second Floor - Front	4065	Skills Training UK	5 Years	01/09/2021	31/08/2026	£38,394	£38,400	31/08/2024
Second Floor - Rear	4440	Vacant					£39,950	
Third Floor - Front	4065	Vacant					£36,600	
Third Floor - Rear	4440	Vacant					£39,950	
Fourth Floor - Front	4065	Vacant					£36,600	
Fourth Floor - Rear	4440	Vacant					£39,950	
Fifth Floor	4884	Vacant					£43,950	
Electricity Sub Station	0	Central Networks West plc	99 Years	30/04/2009	29/04/2108	£100	£100	NONE
TOTAL	42,714					£130,234	£386,825	



SERVICE CHARGE

All mains services are installed, and there is a variable service charge to cover the provision of communal services and maintenance. A copy of the latest service charge budget is available upon request.

PRICE

Offers based on £2,975,000 plus Vat are sought for the Freehold interest.

TENURE

Freehold, subject to existing tenancies.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

EPC

Rated D.

VALUE ADDED TAX

We are advised that VAT is applicable, although it is anticipated that the sale will be dealt with by way of a TOGC.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property. A director of Bond Wolfe has a vested interest in this property.



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