

# BOND WOLFE

## Retail Unit To Let (May Sell)



Unit 2 Moor Street, West Bromwich, B70 7AD

- ◇ Former fast food takeaway with A5 consent.
- ◇ Circa 1160 Sq. ft.
- ◇ On site customer parking.
- ◇ Suitable for a variety of uses, subject to change of use.
- ◇ Flexible lease terms available
- ◇ Inclusive rent and service charge terms



INCENTIVES  
AVAILABLE

INCLUSIVE TERMS  
AVAILABLE

## DESCRIPTION

The former fast food takeaway is a well maintained ground floor retail unit based on West Gate Plaza on the outskirts of West Bromwich town centre. Fronted by an electric roller shutter, the property comprises a ground floor retail sales area which includes toilet and storage area with access to the rear. This unit is immediately available to rent or purchase.

## BUSINESS RATES

We have been advised that the current rating assessment is:

Rateable value : £ 16,000

We recommend that interested parties should make their own enquiries with the local authority.

## EPC

Available upon request.

## VAT

We have been advised that VAT is applicable.

## SERVICE CHARGE & INSURANCE

Service charge payments are included within the inclusive rent. Insurance is payable separated and recharged on an annual basis

## LOCATION

The unit is based on West Gate Plaza on the outskirts of West Bromwich town centre which is a mix of residential apartments and retail units including Lloyds Pharmacy, McColl's Convenience Store and a Chinese takeaway. The property which benefits from being surrounded residential properties is also conveniently located a short walk from both the tram and the bus station as well as the Linkway Medical Practice and The West Bromwich Leisure Centre.

## LEASE TERM

The property is available by the way of a new FRI Lease at £15,000 plus VAT per annum inclusive of rent and service charge.

## MONEY LAUNDERING REGULATIONS

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.



## FURTHER INFORMATION & VIEWINGS

**BOND WOLFE**

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