



Unit 30, Izens Industrial Estate, West Bromwich B70 9BS

TO LET

RETAIL / SHOP PREMISES

Size
584 sq ft (54 sq m)

Rent
£5,500 per annum exclusive

C.C.T.V. on Estate

New lease available

Car parking

Former Cafe

Location

The premises are located on the Izons Industrial Estate, off Oldbury Road, West Bromwich.

Junction 1 and 2 of the M5 Motorway lie within approximately 3 miles.

Description

The former Cafe comprises a single storey unit with brick walls surmounted by a pitched corrugated asbestos roof. Internally, the unit has a part tiled floor and part tiled walls. A toilet is included.

Accommodation

584 ft.sq (54.24 sq.m.) approx. (Gross Internal Area).

Rating Assessment

Rateable Value - £3,500.

U.B.R. 54.6p in the £ (2024/2025)

Services

All mains services, except gas, are connected.

Lease Terms

The premises are offered with the benefit of a new Lease for a term to be agreed. The Tenant will be responsible for all repairs and the insurance premium as arranged by the Landlord. The rent will be subject to review at three yearly intervals.

Service Charge

The premises will be subject to a service charge covering C.C.T.V. and the repair/maintenance of the Estate's common areas etc.

Rent

£5,500 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent/service charge.

Energy Performance Certificate

EPC Rating - E.

Viewing

Strictly via the Sole Letting Agents - Sellers - 01384 456789

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

Additional Images

