

To Let



Unit 3, West Gate Plaza, Moor Street, West Bromwich, West Midlands, B70 7AD

- Fast Food Takeaway Shop (now a cleaned shell)
- 745 sq. ft
- On-site customer parking
- Suitable for a variety of uses including most small retail users (subject to consent)
- Flexible lease terms
- Inclusive rent and service charge terms available
- Quoting rent of £15,000 plus VAT per annum

Viewings and further information:
call us on **0121 525 0600**

bondwolfe.com

agency@bondwolfe.com

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Location

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

Description

The property comprises a ground floor fast food takeaway unit based on West Gate Plaza on the outskirts of West Bromwich town center. 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 let.

Lease Terms

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, on flexible lease terms to be agreed.

Business Rates

We have been advised that the current rating assessment is: Rateable value: £11,250. We recommend that interested parties should make their own enquiries with the local authority.

Service Charge

Service charge payments are included with the inclusive rent. Insurance is payable separately and re-charged on an annual basis.

VAT

We have been advised that VAT is applicable.

EPC

The property has an EPC rating of C.

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.



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