



**Former Car Store, 49 Carters Green, West Bromwich B70 9QP**

## To Let

- ▶ **23,370 sq ft on 2.149 Acres**
- ▶ **Prominent position on Albion Roundabout with the A41 Expressway/Black Country New Road and 750 ft (228m) Frontage**
- ▶ **Adjacent occupiers include Aldi, YMCA and Big Johns.**
- ▶ **Immediately available by way of sub-lease**

For enquiries and viewings please contact:



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### Location

The premises are located in West Bromwich one of the major towns in the Black Country with a population within the urban area of some 137,000.

Situated in a highly prominent position fronting the Albion Roundabout where the dual carriageway (The Expressway) A41 meets the Black Country New Road A41. Access to the M5 J1 is 1.8 miles which provides access to M6 and M42 Motorways. Surrounding operators include Aldi, Big John's Drive Thru, Shell Petrol Filling Station and new purpose built YMCA.

### Description

The subject premises comprise a car dealership with showroom, and partitioned offices. The showroom benefits from a wooden floor, gas heaters and strip lighting.

To the rear of the showroom are two integral workshop bays of steel portal frame construction. The first bay has a tiled floor with 12 ramps, MOT Bay, strip lighting and gas blowers. The second bay has a concrete floor with 2 spray booths, a valet and handover bay, and parts storage. Externally there is plentiful parking to all four sides of the building for approximately 225 vehicles.

### Accommodation

	Sq M	Sq Ft
Showroom & Offices	615.6	6,626
Workshop 1 (Ramps)	648.9	6,985
Workshop 2 (Repair)	656.5	7,067
Parts/Valet	250.1	2,692
<b>Total</b>	<b>2,171.1</b>	<b>23,370</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

### Planning

It is our understanding that the property has planning permission for its former use as a car showroom and workshop, which falls under "Sui Generis" Use Class from the Town & Country Planning (Use Class) Order 1987 and its subsequent amends. The property would be suitable for various uses subject to planning consent and consent of the landlord. Interested parties should make their own enquiries through Sandwell Council.

### Tenure

The property is held on a lease dated 22 December 2006 for a term of 25 years, expiring in 2031. The property is available by way of a sub-lease on terms to be agreed.

### Business Rates

Rateable Value £196,000.

Indicative Rates Payable 19/20 £98,784.

This is based on uniform business rates multiplier of 0.504p.  
Source VOA.

### Rent

Rent on Application.

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party is to bear their own legal costs incurred as part of any transaction.

### EPC

An EPC is being completed.

### Viewings

Viewings are by appointment with sole agents Innes England - Sam Hall / Matthew Hannah.

### Information Pack

The lease is available on request.

Specialist fixtures and fittings on site are available by way of separate negotiation.

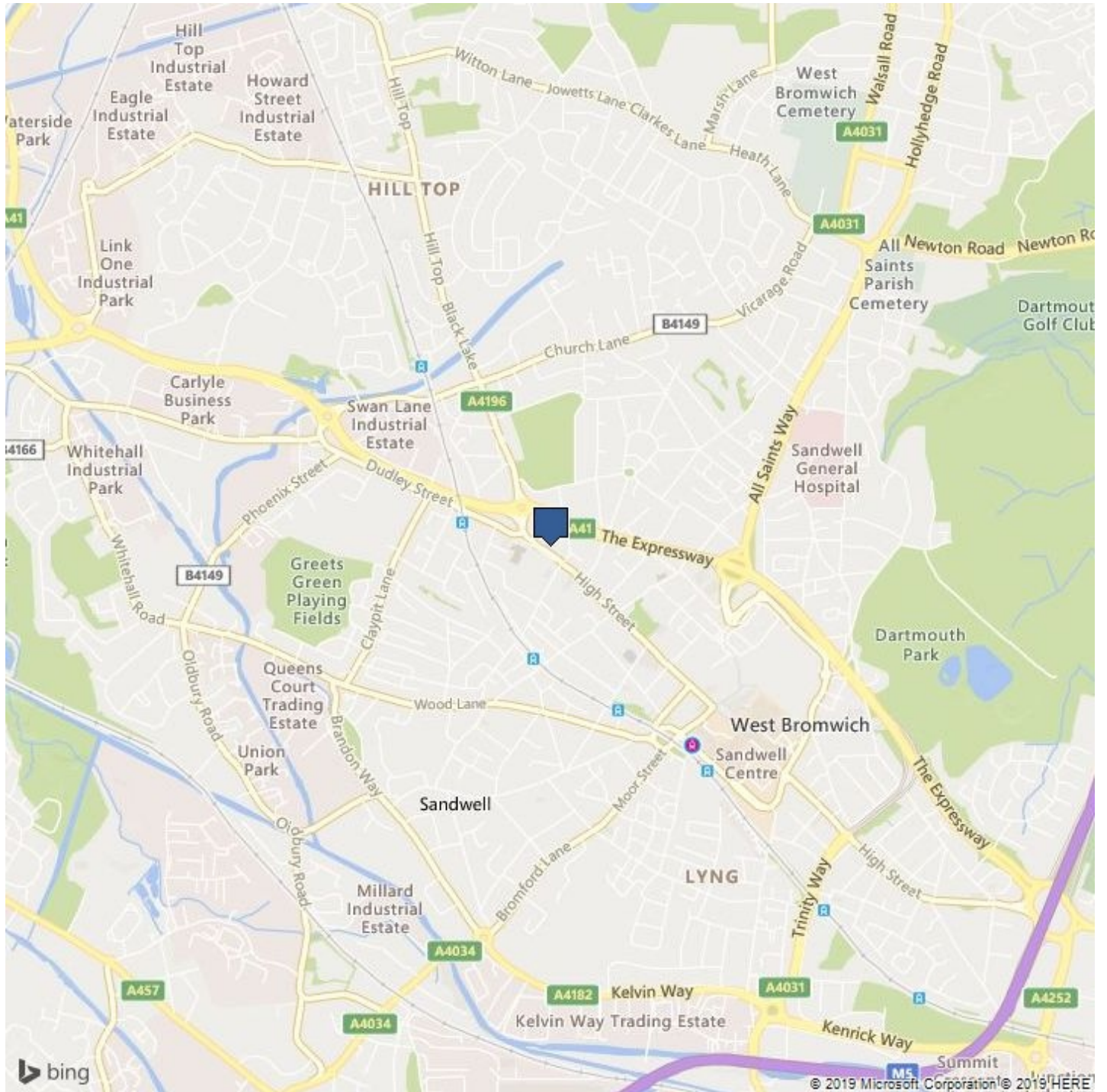
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