

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**CAR PARK/LAND/YARD**



**GUNS LANE, WEST BROMWICH,  
WEST MIDLANDS, B70 9HT**

**16,764 SQ FT (1,557.0 SQ M)**

- PROMINENT LOCATION
- CAN BE USED FOR STORAGE
- PERIMETER FENCING
- SUITABLE FOR A VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## **LOCATION**

The property is located on Guns Lane which is just off the main High Street in Carters Green, West Bromwich. There is easy 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 pedestrianized 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.

## **DESCRIPTION**

The land is accessed via a gate which leads onto a tarmac surface, lamp-posts, and a sliding gate. The site can be used for parking or storage.

## **ACCOMMODATION**

| AREA         | SQ FT         | SQ M           |
|--------------|---------------|----------------|
| Car Park     | 16,760        | 1,557.0        |
| <b>TOTAL</b> | <b>16,760</b> | <b>1,557.0</b> |

## **PLANNING**

Interested parties should contact Sandwell Metropolitan Borough Council on 0121 569 5055

## **SERVICES**

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## **ENERGY PERFORMANCE CERTIFICATES**

Details available upon request.

## **TENURE/RENT**

The property is available at a rent of £28,000 per annum exclusive, subject to contract. Terms to be agreed.

## **BUSINESS RATES**

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155

## **MONEY LAUNDERING**

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## **VAT**

We understand that the property is not elected for VAT.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred during this transaction.

## **VIEWING**

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## **CONTACT DETAILS**

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