



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 of 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 tarmacadam 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
TOTAL	16,760	1,557.0

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 $\pounds 28,000$ 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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