

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**4 VICTORIA STREET, WEST BROMWICH,
WEST MIDLANDS, B70 8ET**
859 SQ FT (79.8 SQ M)

- PROMINENT LOCATION
- VARIETY OF USES (STP)
- MODERN PREMISES
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a prominent location on Victoria Street which leads directly off the main West Bromwich High Street. Junction 1 of the M5 Motorway is approximately 1 mile away. West Bromwich Central is located approximately 0.3 miles which provides bus and tram services that provide access to Birmingham, Oldbury and other surrounding towns. Surrounding occupiers include Community Church, convenience store, fast food take away and a hair salon.

DESCRIPTION

The premises comprise of a six storey mid-terraced building of brick-built construction surmounted by a flat roof. Internally, the ground floor comprises of a retail unit, which benefits from a full height glazed shop front, solid floor with linoleum covering, plastered and painted walls and ceiling, a combination of LED light panels and inset spot lights, office and WC facilities. Externally, there is a metal electric roller shutter to the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	859	79.8
Total	859	79.8

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 0121 569 4054.

SERVICES

We are advised all main services are connected to include water and electricity.

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 on a leasehold basis at a quoting rent of £14,000 per annum exclusive, subject to contract. Terms to be agreed.

SERVICE CHARGE

We understand that the service charge for the unit is £550 per annum exclusive.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £3,500. Rates payable will be in the region of £1,746.50 per annum. Small business rate relief may apply.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1100.

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 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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