

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SINGLE STOREY INDUSTRIAL PREMISES



**60 BAGNALL STREET, GOLD HILLS, WEST
BROMWICH, B70 0TW**

1,522 SQ FT (141 SQ M)

- SELF-CONTAINED
- NO MOTOR TRADE USE ALLOWED
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Bagnall Street in the Golds Hill area of West Bromwich, approximately 2.5 miles north of Birmingham City Centre. The area benefits from good transport links, with Sandwell & Dudley Train Station situated approximately 1.7 miles away, offering direct services to Birmingham New Street and beyond. The property has easy access to the A41 (Black Country New Road), which connects to Junction 1 of the M5 motorway, located around 2 miles to the southwest, providing excellent connectivity to the wider motorway network.

DESCRIPTION

The property comprises a single storey industrial unit of steel portal frame construction with brick elevations, surmounted by a flat roof incorporating translucent panels. Internally, the unit benefits from a solid concrete floor, fluorescent strip lighting, and single-phase electric. Access is provided via metal electric roller shutters at the front of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,522	141
TOTAL	1,522	141

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 mains 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 £15,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £3,650. Rates payable will be in the region of £1,821.35 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 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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