



**UNIT 2, VICTORIA COURT, 8 VICTORIA STREET,
WEST BROMWICH, B70 8ET**

828 SQ FT (77 SQ M)

- 999 YEAR LEASE
- CENTRAL LOCATION
- MAIN ROAD FRONTAGE
- SELF-CONTAINED

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LOCATION

The property is located within Victoria Court, situated just off High Street in West Bromwich Town Centre. The location benefits from close proximity to the A41 Black Country New Road and the A4031, providing excellent transport links to the surrounding areas. West Bromwich Central Metro Station and Bus Interchange are located approximately 0.3 miles away, offering regular services to Birmingham and Wolverhampton. The surrounding road network provides convenient access to Junction 1 of the M5 Motorway, situated approximately 1.5 miles to the south, connecting to the wider national motorway network.

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, concrete floor and brick elevations. Externally, there is a metal electric roller shutter to the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	828	77
TOTAL	828	77

PLANNING

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

SERVICES

We are advised services are connected to include electric and water.

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/PRICE

The property is held on a 999-year long lease with effect from 2019.

The long leasehold interest is available at a quoting price of £165,000.

GROUND RENT

The retail unit will be subject to a ground rent of £500 per annum.

SERVICE CHARGE

A service charge contribution shall be payable towards the costs of service provided by the Landlord which is approximately £690.00 per annum.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £9,100. Rates payable will be in the region of £4,540.90 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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