New Build Town Centre Commercial Premises to Let

145 High Street, West Bromwich, B70 6NY

- Brand new commercial property within award winning Urban 180 Eastern Gateway development scheme.
- Prominent location at the heart of the Town Centre regeneration.
- Sales area—approx. 1,100 sq. ft.
- Corner of High Street and Bull Street.
- Excellent level of passing trade.
DESCRIPTION
The property will comprise a prominent ground floor commercial premises forming part of phase 3 of the Urban 180 Eastern Gateway development. Ideally located at the junction of High Street & Bull Street, the property will include a kitchenette area, disabled WC, storage area and a main open plan retail/office space extending to some 1,100 sq.ft. In total, the property extends to 1,280 sq.ft and is considered suitable for a variety of uses including retail, office, financial services and real estate agency.
There is a car parking space allocated at the rear of the property although any required deliveries will need to be made to the front of the property.

SERVICE CHARGE
All mains services will be installed and the tenants will be responsible for a Service Charge and buildings insurance contribution towards the cost of services provided by the landlord.

BUSINESS RATES
We have been advised that the current rating assessment is:

Rateable value – £11,250 (2017)

We recommend that interested parties should make their own enquiries with the local authority.

LEASE TERM
The property is available on a new 10 year full repairing and insuring lease, subject to an option to determine at the 5th anniversary. Other lease terms may be considered subject to application. The quoting rent is £20,000 per annum exclusive.

LOCATION AND SITUATION
Urban 180 Eastern Gateway, in vibrant West Bromwich town centre, is situated close to the motorway at Junction1 of the M5 with swift and easy road, rail and bus links to the UK’s second city, Birmingham.

The town has undergone massive regeneration and is now home to a golden mile of shops all within one high street with 4 major shopping centres including the Astle Retail Park and vibrant New Square, a multi-million showcase development. A long-standing market also features within the town with regular vintage and continental markets.

West Bromwich, with a population of 146,000, is a retail and commercial town located some five miles to the north-west of Birmingham and forms part of the West Midlands conurbation. Junction 1 of the M5 Motorway is located close to the town, as is Junction 9 of the M6 Motorway. The property is situated in the heart of the town centre's regeneration area which incorporates the recently completed New Square, a 143,000 sq ft retail and leisure venue. Local occupiers include Tesco, BT, Lidl, Next, River Island, Greggs, Primark and Prezzo.

VAT
All prices, rents and figures are quoted exclusive of any VAT that may be applicable.

FURTHER INFORMATION & VIEWINGS
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