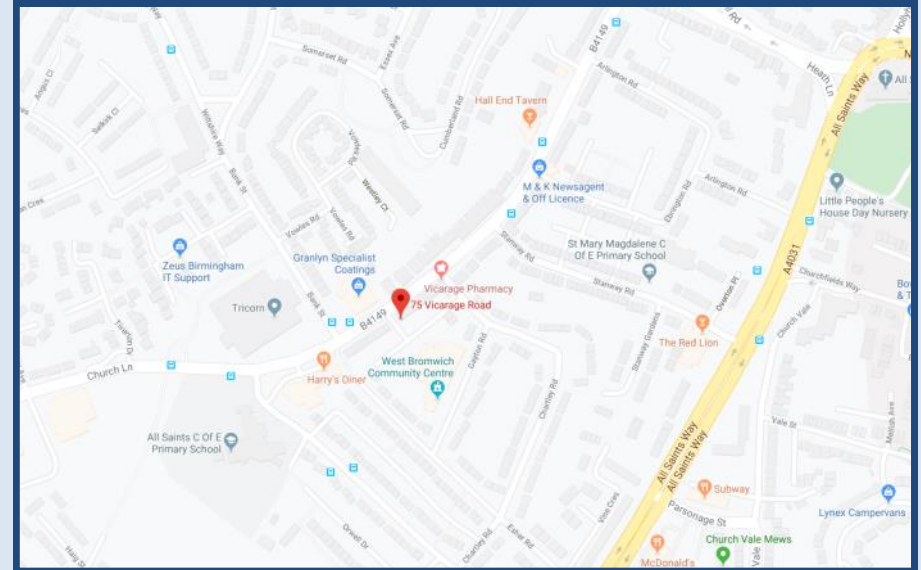


BOND WOLFE

Ground Floor Retail Unit To Let



75 Vicarage Road, West Bromwich, B71 1AW

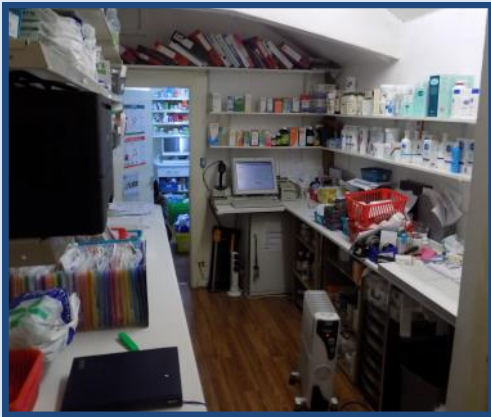
- Retail area approximately 371 sq ft.
- Located in a residential area in West Bromwich.
- Excellent exposure on a busy through road.

DESCRIPTION

Bond Wolfe are currently marketing this ground floor retail unit which is based on a corner plot on the busy Vicarage Road in West Bromwich. With a retail area of around 371 sq ft, there is also a kitchen/preparation area with some additional internal storage at the back of the property. The premises benefits from electric shutters on both the door and windows to the front of the building and secure fire doors at the rear. The property is also alarmed and has CCTV with 9 internal and external cameras. There is also a separate access to the rear of the property which is shared with the flat upstairs. The flat is separately tenanted and is not included. The property is currently tenanted by a pharmacy who are due to move to another location close by.

PLANNING

Interested parties are advised to make their own enquiries of the Local Authority Planning Department in respect of their intended use.



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.

LOCATION

The premises is located in a popular residential area on the busy Vicarage Road which is on the outskirts of West Bromwich Town Centre. There are other commercial properties on the road within a short walk which include a barbers, a diner and a convenience store.

TENURE

The property is available to rent at the quoted rent of £600 pcm (£7,200 per annum)

VAT

We have been advised that VAT is not applicable.

EPC

EPC is available upon request.

MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful Purchaser.

DISCLAIMER

All services have not and will not be tested.

BUSINESS RATES

Rateable Value £4,650

This does not take into account any reliefs that may be applicable for individual rate payers.

The values supplied and the sums of money expressed as being payable are accurate and the ingoing party must rely on their own enquiries with the local authority.



FURTHER INFORMATION

BOND WOLFE

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