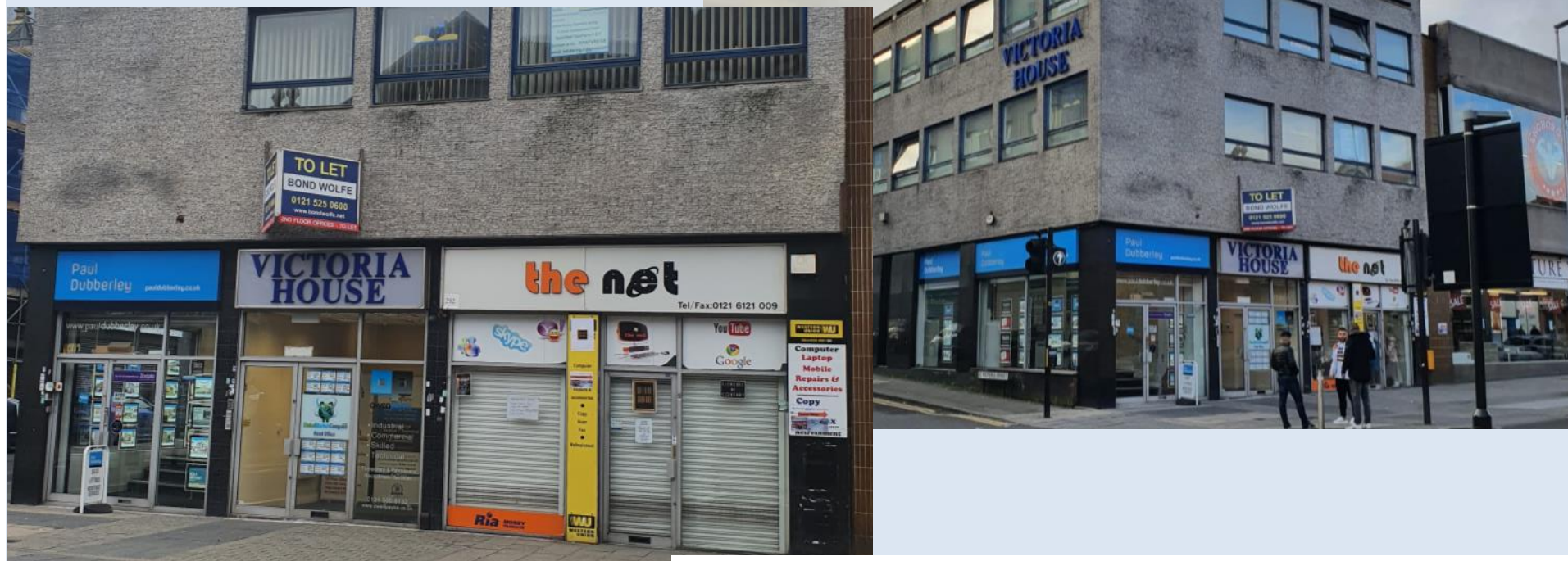


BOND WOLFE

Ground Floor Retail Unit To Let



Victoria House, 290-292 Victoria Street, West Bromwich B70 8EN

- Ground and lower ground floor retail unit
- Approximately 1394 sq.ft
- Prominent High Street frontage
- Easy access to the Metro, Bus Station and Motorway
- Flexible lease terms
- Quoting rent of £16,000 PA

DESCRIPTION

This ground floor retail unit is part of Victoria House, a purpose built dedicated retail and office building. The unit available is to the right hand side of the property, entering into the shop of around 394 sq ft. The unit also benefits from a basement which is approximately 1,000 sq ft.

BUSINESS RATES

We have been advised that the rating assessment as of 1st April

Rateable Value £8100.00

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

LEASE TERMS

The accommodation is being offered on flexible lease terms for a period to be agreed, at a quoting rent of £16,000 p.a.

VAT

We have been advised VAT is not applicable for this property.

EPC

Available upon request

LOCATION

Victoria House occupies a prominent position on the main High Street in West Bromwich, it is a short walk from the main pedestrianised high street and directly opposite the Astle Retail Park which tenants include the likes of M&S, Pure Gym and B&M Bargains.

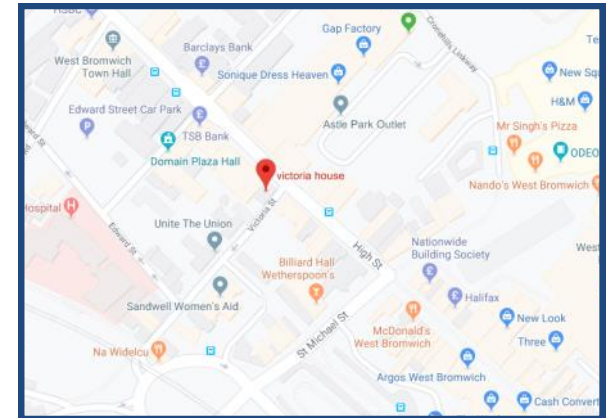
The property is located within an extremely popular commuter area for the major motorways with junction 1 of the M5 being approximately 1 mile away. The property is also close to the Tesco led New Square development which includes leisure facilities and a range of shops, cafes bars and restaurants. The property's prominent position is further enhanced by its close proximity to the Town's main business & banking quarter.

PLANNING

It is understood that the property currently has A1 planning consent but other uses could be considered suitable, subject to obtaining the necessary planning permissions.

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 tenant



FURTHER INFORMATION

BOND WOLFE

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