

BOND WOLFE

Brand New Commercial Units For Sale/To Let

Victoria Court, Victoria Street , West Bromwich , B70 8ET



- ◆ For Sale or To Let
- ◆ Excellent Investment Opportunity
- ◆ Units Available From 750 Sq. Ft
- ◆ Units would suit tenants with A1/A2/ B1 licencing requirements.
- ◆ Town Centre Location

DESCRIPTION

The retail units form part of a new build mixed use development in the heart of West Bromwich Town Centre.

The scheme comprises 4 commercial units, with 49 apartments incorporating undercroft car parking to the rear.

ACCOMMODATION

Unit 1 - 826 sq. ft

Unit 2 - 826 sq, ft

Unit 3 - 750 sq. ft

Unit 4 - 928 sq. ft

SERVICES

Mains services will be available and prospective purchasers should make their own independent enquiries as to the suitability of the services for their particular requirements.

A service charge contribution shall be payable towards the costs of services provided by the Landlord.

PLANNING

Each unit benefits from consent for A1, A2 or B2 use.

LOCATION

This site occupies a prominent position on Victoria Street which leads directly off the main West Bromwich High Street, with Junction 1 of the M5 motorway being approximately 1 mile away. The Metro Station and Bus Station are both within easy walking distance, as is the new Tesco led New Square Retail development.

PURCHASE PRICE

UNIT 1	£140,000 + VAT
UNIT 2	£140,000 + VAT
UNIT 3	£120,000 + VAT
UNIT 4	£160,000 + VAT

RENTAL PRICE

UNIT 1	£14,000 PA + VAT
UNIT 2	£14,000 PA + VAT
UNIT 3	£12,000 PA + VAT
UNIT 4	£16,000 PA + VAT

GROUND RENT

Each retail unit will be subject to a ground rent of £500 per annum if purchased

VAT

We have been advised that VAT is payable at the prevailing rate.

MONEY LAUNDERING

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.



FURTHER INFORMATION

BOND WOLFE

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