

**\*\* REDUCED RENTAL \*\***

**217-219 High Street  
West Bromwich  
B70 7QZ**

**TO LET  
£25,000 pa**

**Large retail premises  
Situated on High Street adjacent to  
Queens Square Shopping Centre.**



#### LOCATION

The premises occupy a prominent position fronting High Street adjacent to the entrance to Queens Square Shopping Centre. The premises are adjacent to British Heart Foundation and other adjacent retailers including Argos, New Look and Home Bargains.

#### DESCRIPTION

The premises comprise a ground floor retail unit with large display window to High Street West Bromwich.

#### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

<b>Ground Floor</b>	<b>1737 sq ft</b>	<b>161.4 sq m</b>
---------------------	-------------------	-------------------

#### LEASE

The property is available by way of a new lease for a term of years to be agreed upon in multiples of 5 years.

#### RATING ASSESSMENT

We understand that the property is assessed as follows:-

Rateable Value: £25750

Rates Payable 2018-2019: £12,360

Interested parties are advised to make their own enquiries directly with the local authority.

#### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 90 (Band D). A copy of the Energy Performance Certificate is available upon request.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

#### VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

#### REFERENCES:

The successful applicant will have to provide satisfactory bank, accountants, trade and Landlord references for submission to the landlord. In respect of a limited company the last three years trading accounts will be required.

#### 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 applicant.

#### VIEWINGS

Strictly by prior appointment with Andrew Grant Commercial on 0121 296 7655.

**Midlands Office**  
485 Birmingham Road,  
Bromsgrove, B61 0HZ

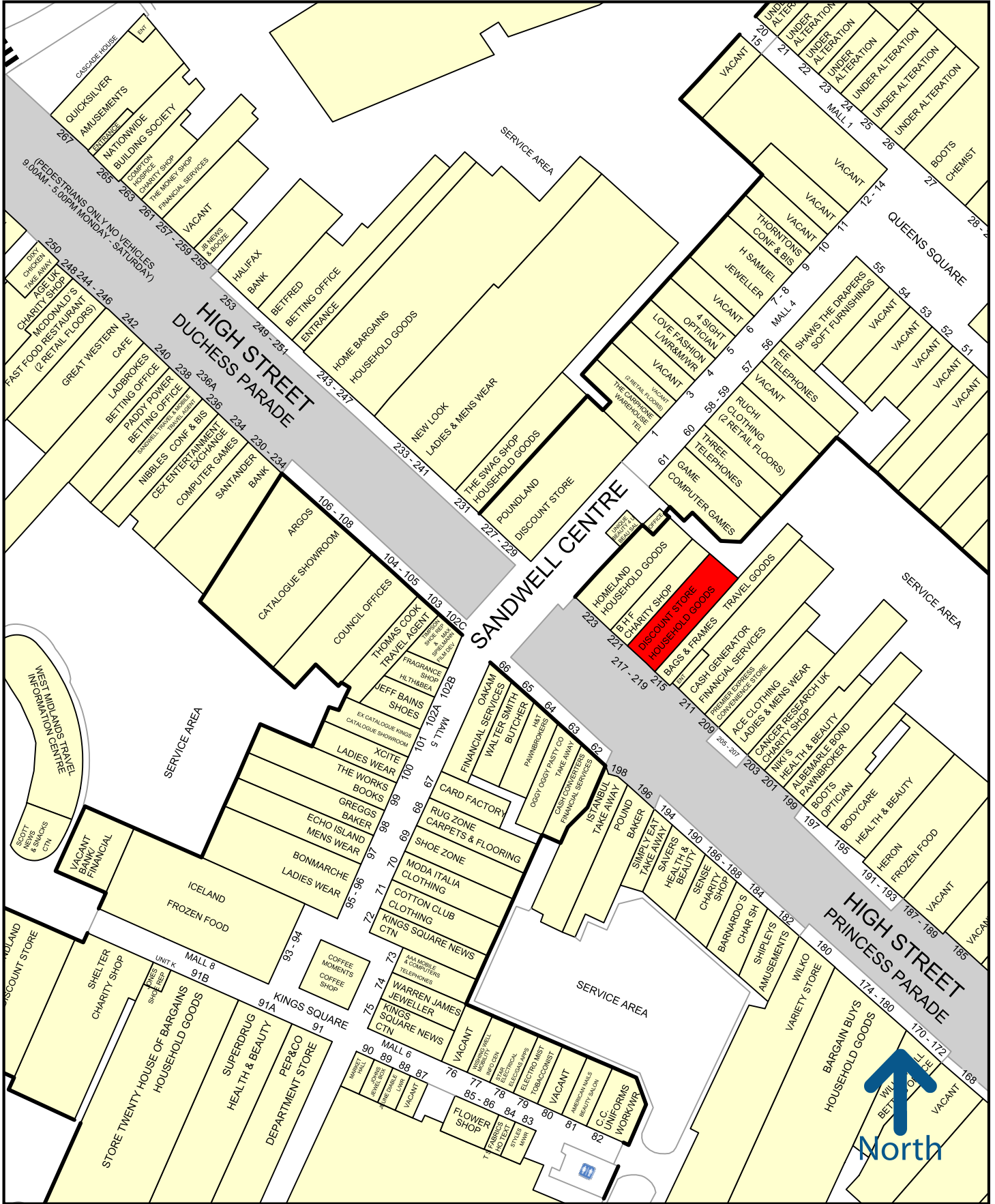
**London Office**  
40 St James's Place  
London, SW1A 1NS

T. 0330 024 3000  
E. [commercial@andrew-grant.co.uk](mailto:commercial@andrew-grant.co.uk)  
**[andrew-grant.co.uk](http://andrew-grant.co.uk)**

Andrew Grant LLP is a Limited Liability Partnership incorporated in England under OC399403. Regulated by RICS. A list of members is open to inspection at the registered office which is at Carrick House, Lypiatt Road, Cheltenham, Gloucestershire GL50 2QJ. Telephone 01242 234421



*These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.*



50 metres

Experian Goad Plan Created: 11/01/2019  
Created By: Andrew Grant

