

# BURLEY BROWNE

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**Preliminary Particulars – Available Summer 2020**

## **NEW BUILD TOWN CENTRE RETAIL AND RESTAURANT TO LET**

**3 BULL STREET  
WEST BROMWICH RINGWAY  
WEST BROMWICH  
B70 6EU**



**Prominent location at the heart of the Town Centre with frontage to Bull Street close to its junction with High Street**

**Three ground floor units and a first floor restaurant of 228.08 sq m / 2,455 sq ft**

**Ground floor retail units from 87.37 sq m / 940 sq ft – 201.73 sq m / 2,171 sq ft**

**0121 321 3441**

## LOCATION

The property is situated close to the junction of Bull Street and High Street in the West Bromwich Town Centre regeneration area incorporating New Square, a 143,000 sq ft retail and leisure venue with occupiers including **Next, Primark, H&M, Tesco, Card Factory, Nando's, Little Dessert Shop and Harvester.**

West Bromwich is located some 5 miles to the north west of Birmingham. Junction 1 of the M5 is located close to the town as is Junction 9 of the M6.

## DESCRIPTION

The property comprises a new commercial property development comprising three ground floor retail units finished to a shell and core condition consisting of screed floor and basic lighting with all services available but capped off.

A first floor restaurant is also available which benefits from a ground floor entrance and lift access. The restaurant will also be provided in a shell and core condition with services available but capped off.

## FLOOR AREAS

The property is offered in the following configuration and comprises approximate floor areas as follows:-

### Ground Floor

Unit A – 87.37 sq m / 940 sq ft

Unit B – 114.36 sq m / 1,231 sq ft (may split)

**Whole – 201.73 sq m / 2,171 sq ft.**

### First Floor

Restaurant – 228.08 sq m / 2,455 sq ft

## PLANS

Floor plans are available on request.

## LEASE

The premises are available by way of a new lease for a minimum term of 5 years.

## RENT

Unit A – £11,000 per annum exclusive.

Unit B – £17,500 per annum exclusive.

Whole – £27,500 per annum exclusive.

First Floor – £20,000 per annum exclusive.

## BUSINESS RATES

Business Rates are yet to be assessed by the Valuation Office Agency.

Interested parties are advised to make their own enquiries with the Local Authority (Sandwell) for verification purposes.

## ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT, although we understand VAT will be applicable in this instance.

## VIEWING

***Strictly by prior appointment through the sole agent, please contact Burley Browne on 0121 321 3441.***

***For further information contact: Steven Hannaford, DDI 0121 362 1534  
steven.hannaford@burleybrowne.co.uk***



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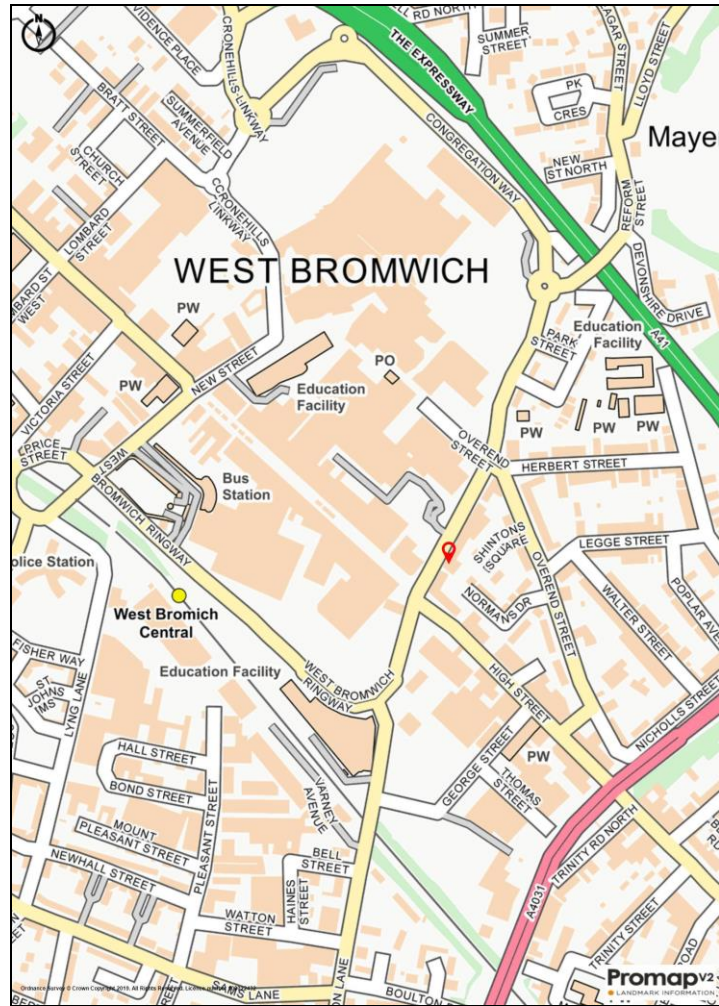
**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)





## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd**  
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