

Andrew Grant

COMMERCIAL

185 High Street, West Bromwich, B70 7RD

£38,000 Per Annum

(Exclusive Of Rates)

Rent

Shop To Let.



LOCATION

The property is situated on the main High Street in West Bromwich, adjacent to Perfect Home and close to Heron, Wilko, Boots Opticians, etc.

ACCOMMODATION

Approximate internal areas are detailed below:

Ground Floor		
Internal Width (Front)	28'0"	8.5 m
Internal Width (Rear)	44'3"	13.5 m
Shop Depth	133'0"	40.5 m
Net Ground Floor Area	4490 sq ft	417 sq m
First Floor		
Storage	3630 sq ft	337 sq m

LEASE

The property is offered on the basis of a new fully repairing and insuring lease for a term of years to be agreed upon.

RATES

We understand that the rating assessment is as follows:

Rateable Value:	£46,000
General Rates Payable (2015/2016):	£22,678

This firm gives no warranty that the values supplied and the sums of money expressed as being payable are accurate and the ingoing party must rely upon their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 102 (Band E). 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.

REFERENCES

The successful applicant for a tenancy will need to provide a satisfactory bank, accountants, solicitors, landlord and two satisfactory trade references for submission to the Landlord. In respect of a limited company the last three years audited trading accounts.

VAT

We understand that VAT is not payable on the rental. However, any interested parties should make their own enquiries.

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 Tenant.

VIEWINGS

Strictly by prior appointment with the sole letting agents Andrew Grant Commercial.

Telephone: 0330 024 3000

Email: commercial@andrew-grant.co.uk

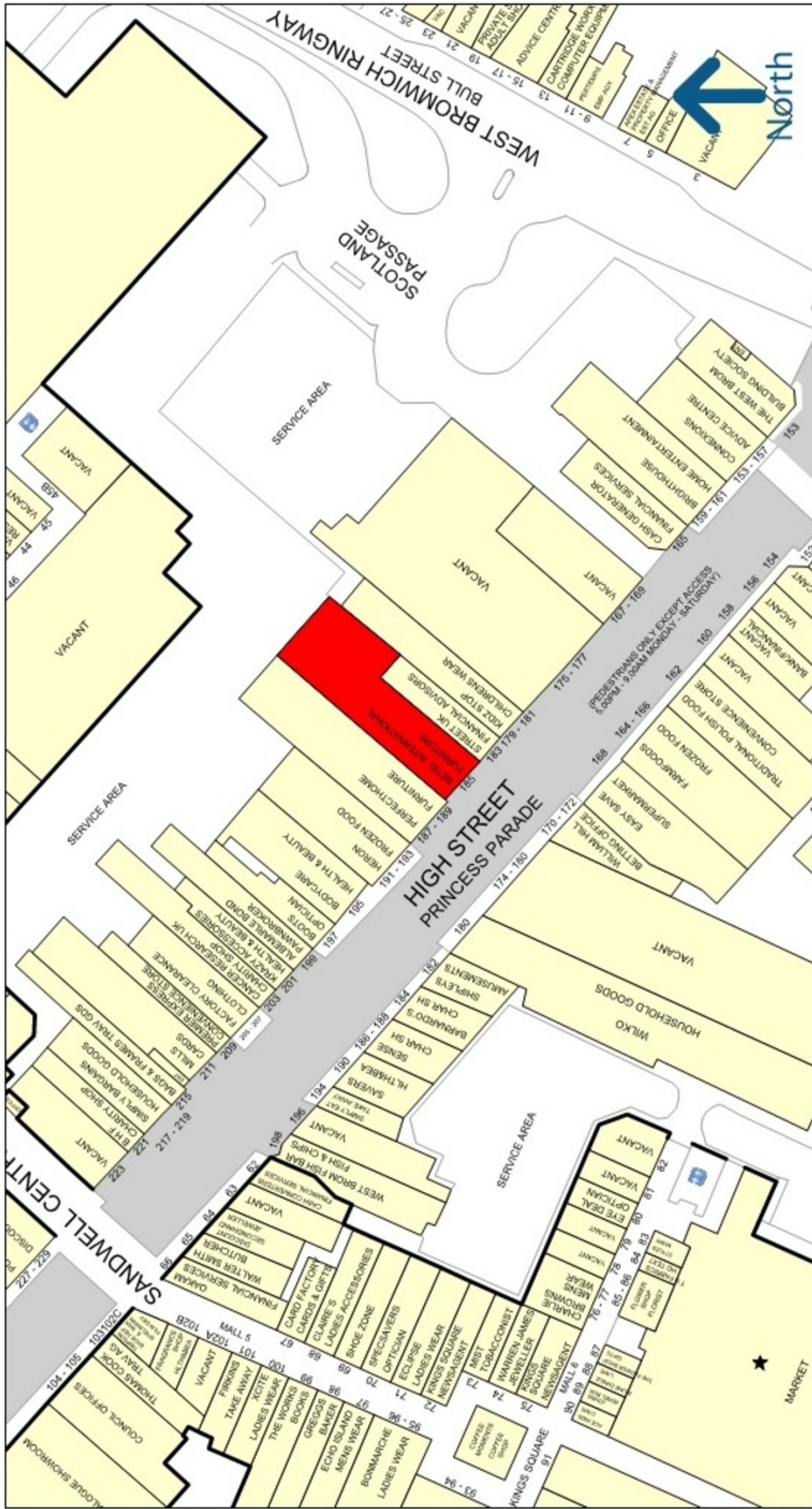


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185 high Street
West Bromwich

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Experian Goad Plan Created: 06/08/2015
Created By: Andrew Grant

50 metres

Mapping sourced from
Ordnance Survey
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