



GROUND FLOOR OF METRO BUILDING, 150 HIGH STREET, WEST BROMWICH, B70 6JJ

D2 (ASSEMBLY AND LEISURE), RETAIL TO LET / FOR SALE | 5,123 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Retail / Leisure Premises Located
on High Street, West Bromwich

- Guide Price £350,000
- Busy High Street Location
- Leisure / Retail Planning Permission
- Rear Loading Door
- Kitchen / Extraction Facilities

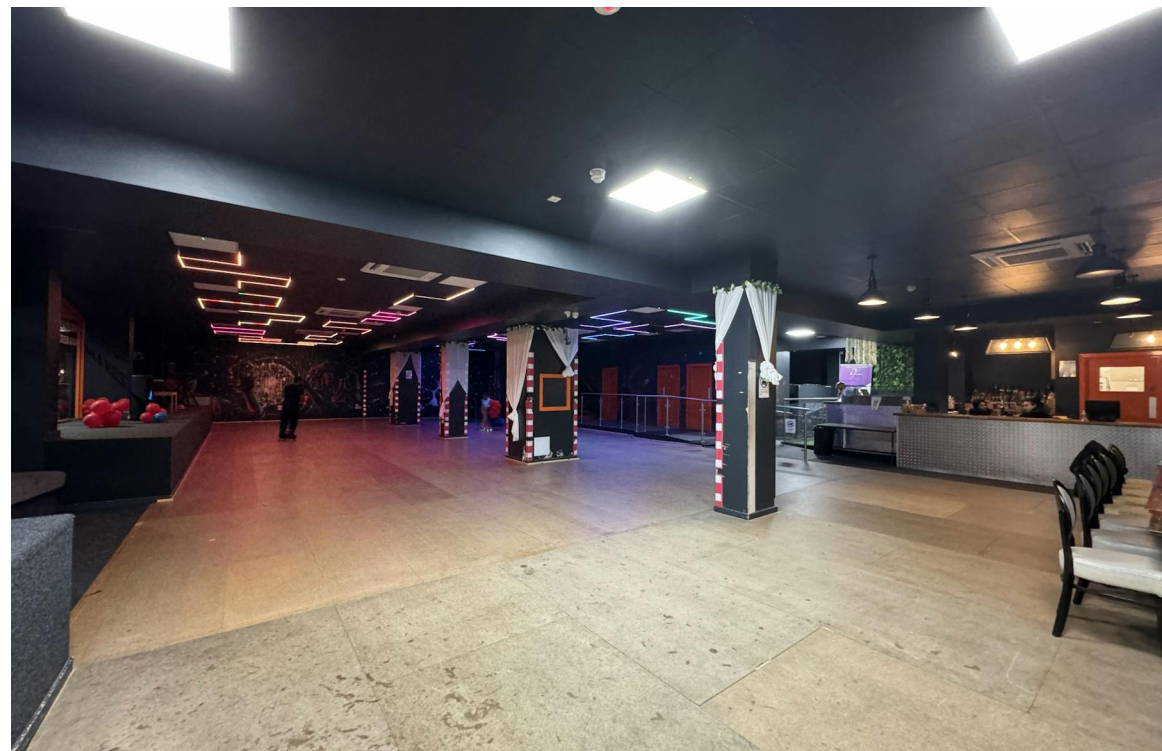
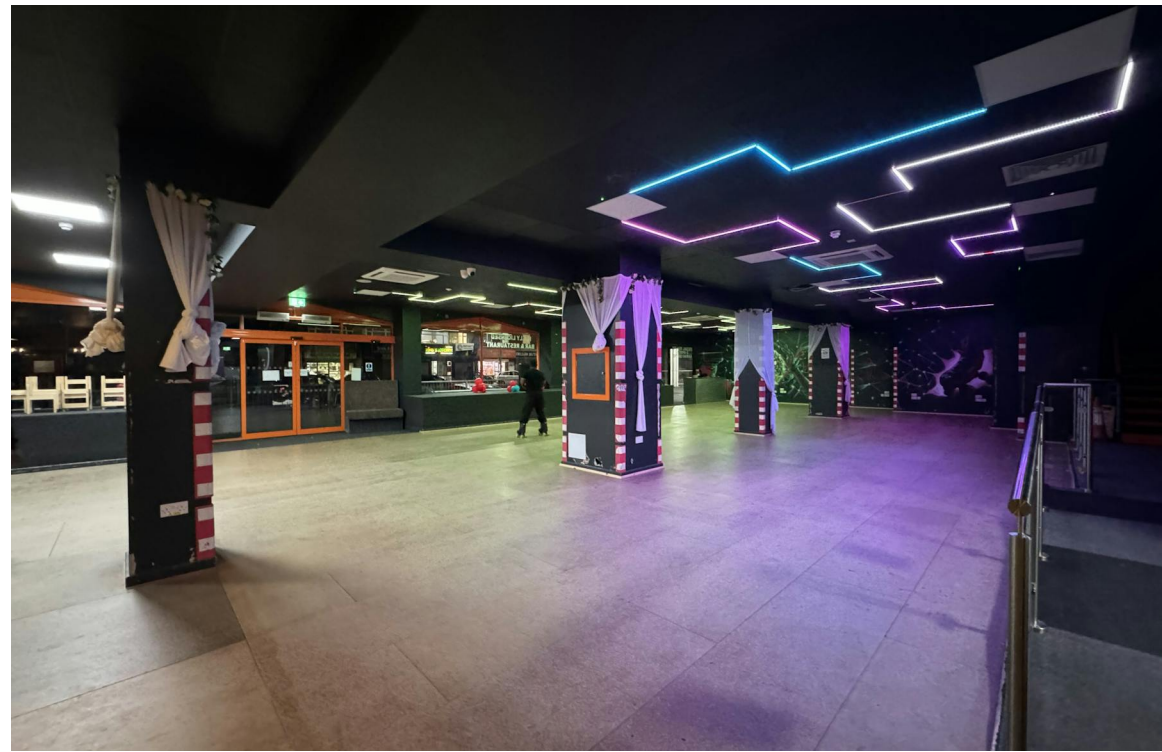


DESCRIPTION

The property comprises of a ground floor retail / leisure premises benefitting from glazed facade and pedestrian access doors. The space provides predominantly open plan space with some ancillary storage, WC and kitchen facilities located at the rear.

A stairwell provides access to a first floor space providing an office / break-out area and kitchen facilities.

Externally the property benefits from rear loading and one demised car parking space however there is parking on street nearby.



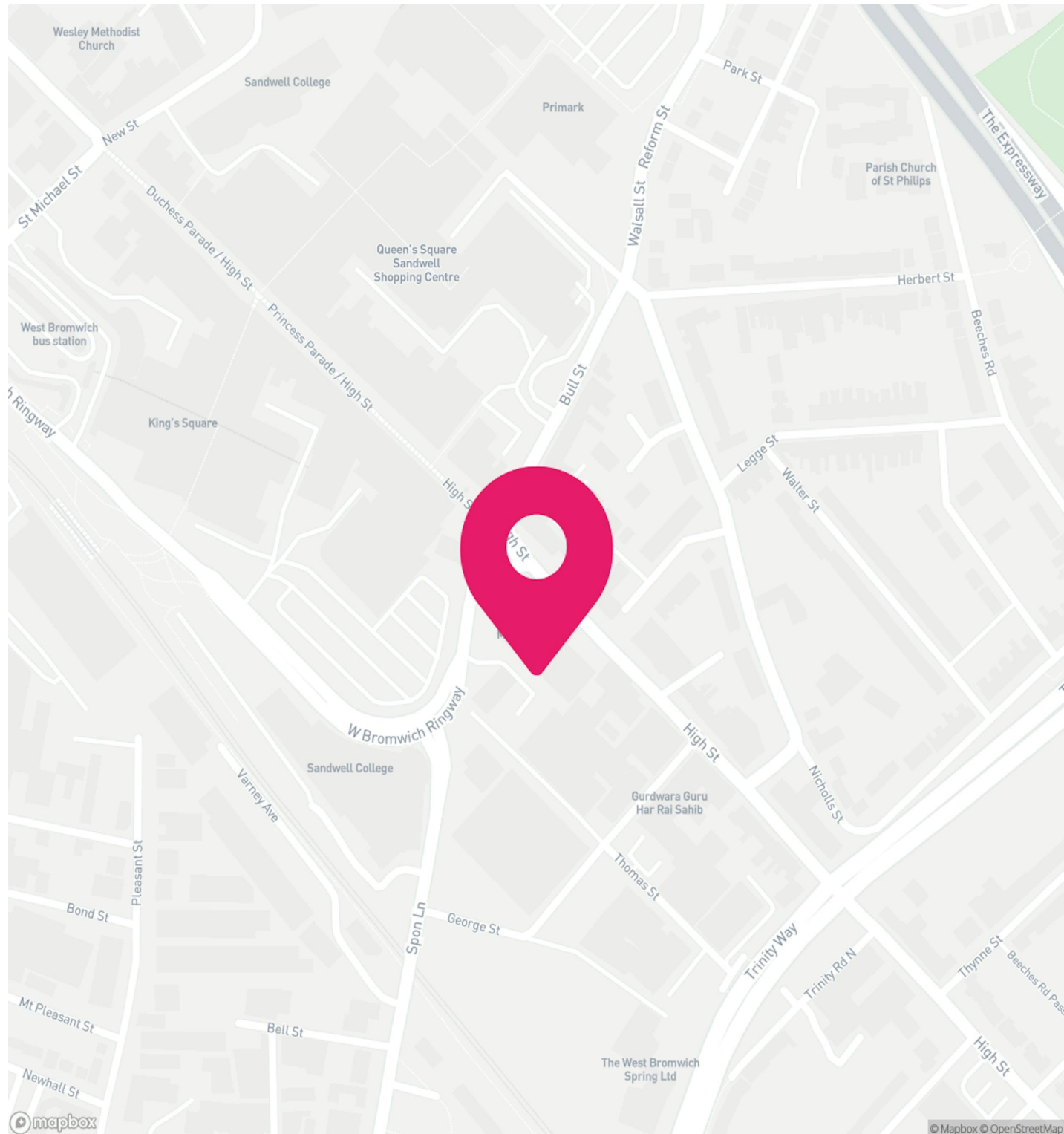
LOCATION

/// OUTFIT.DOTS.LATEST

The building occupies a prominent position along West Bromwich High Street with the town centre.

West Bromwich Bus and Metro Stations are within easy walking distance. Sandwell & Dudley train station is located 1.5 miles distant.

The location provides easy access Junction 1 of the M5 motorway via the A41 Black Country Route.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor	4,788	444.82	Available
1st - Office / Ancillary	335	31.12	Available
Total	5,123	475.94	

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof / source of funds to satisfy Anti-Money Laundering regulations.

PLANNING PERMISSION

The building had planning permission granted in 2020 for a bar restaurant and virtual reality simulator (A3 and D2).

SERVICES

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

SERVICE CHARGE

£3,175 per annum To be confirmed

RATEABLE VALUE

£20,750

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

RENT

£48,000 per annum

PRICE

Offers in the region of £350,000

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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