

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

MAY LET

GROUND FLOOR SELF-CONTAINED RETAIL/OFFICE UNITS



**VICTORIA COURT, VICTORIA STREET,
WEST BROMWICH, B70 8ET**

699 – 828 SQ FT (65 – 77 SQ M)

- LONG LEASEHOLD
- CENTRAL LOCATION
- MAIN ROAD FRONTAGE
- SUITABLE FOR A VARIETY OF USES (STP)

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is situated in a prominent location 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.

DESCRIPTION

The retail units will form part of a mixed use development in the heart of West Bromwich Town Centre. The scheme will comprise of four ground floor self-contained commercial units with 49 apartments incorporating undercroft car parking to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M	PRICE	RENT PAX
Unit 1	753	70	£125,000	£14,000
Unit 2	753	70	£125,000	£14,000
Unit 3	699	65	£110,000	£12,000
Unit 4	828	77	£150,000	£16,000
TOTAL	3,033	282		

PLANNING

We have been informed by the landlord that planning permission has been granted for A1 use.

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 0121 569 4054.

SERVICES

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

Each unit will be held on a long leasehold basis for a term to be agreed. Alternatively the leasehold option is also available. Full details can be found in the accommodation table above.

GROUND RENT

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

SERVICE CHARGE

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

BUSINESS RATES

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1100.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

Kiran Sagoo

Tel: 0121 285 3535

Mob: 07840 805 512

Email: kiran@masonyoung.co.uk

