



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**HIGHLY PROMINENT TRADE
PREMISES/RETAIL PREMISES**

**3,702 sq ft
(343 sq m)**



**GROUND FLOOR, 40 BIRMINGHAM ROAD,
WEST BROMWICH B71 4JS**



- ♦ Highly prominent retail premises with frontage to Birmingham Road, West Bromwich.
- ♦ Junction 1 of the M5 within 100 yards.
- ♦ Ample car parking.

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LOCATION

The premises are prominently located with principle frontage to A41 Birmingham Road, West Bromwich. The site is 100 yards from Junction 1 of the M5 motorway.

The site is within walking distance of two modern hotels and an adjacent bus stop serving Birmingham and West Bromwich. The property is well served by public transport links with Hawthornes Train and Metro Station also a short walk away.

The property benefits from direct access to Junction 1 of the M5 motorway via the A41 Birmingham Road. The A41 also provides a route to West Bromwich and Birmingham City Centre which are 1 mile west and 4 miles south east from the property respectively.

DESCRIPTION

The premises are a modern single storey steel portal framed trade counter unit which benefits from a level access loading door and sodium lighting.

The ground floor unit also benefits from both personnel access, WC and kitchenette facilities.

ACCOMMODATION

Net internal areas approximately:

	sq ft	sq m
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Ground floor unit	3,702	343
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OUTSIDE

A large fenced car parking area is provided with direct access to the building .

SERVICES

We are advised that mains water, drainage, gas and electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

RENTAL

Please contact the agents for full details.

LEASE TERMS

Available by way of a new full repairing and insuring lease on a terms to be agreed. The lease will be outside the security provisions of the Landlord & Tenant Act 1954.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 3582200

RATES

The rates for the available office accommodation will need to be reassessed, Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 3582200

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been carried out on this premises and it has been awarded a grade 72 C.

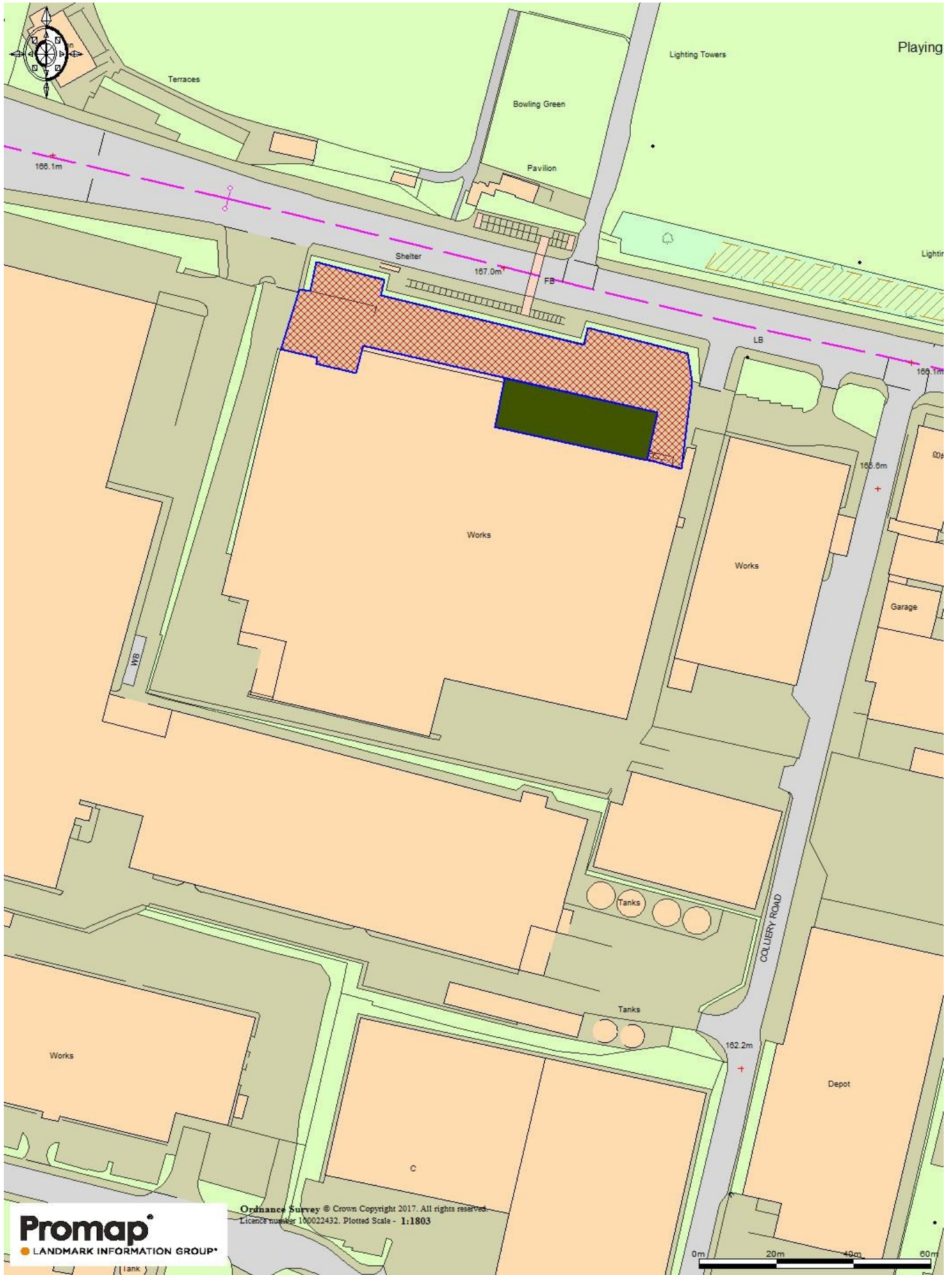
WEBSITE

Aerial photography and further information is available at: bulleys.co.uk/birminghamroadretail

VIEWING

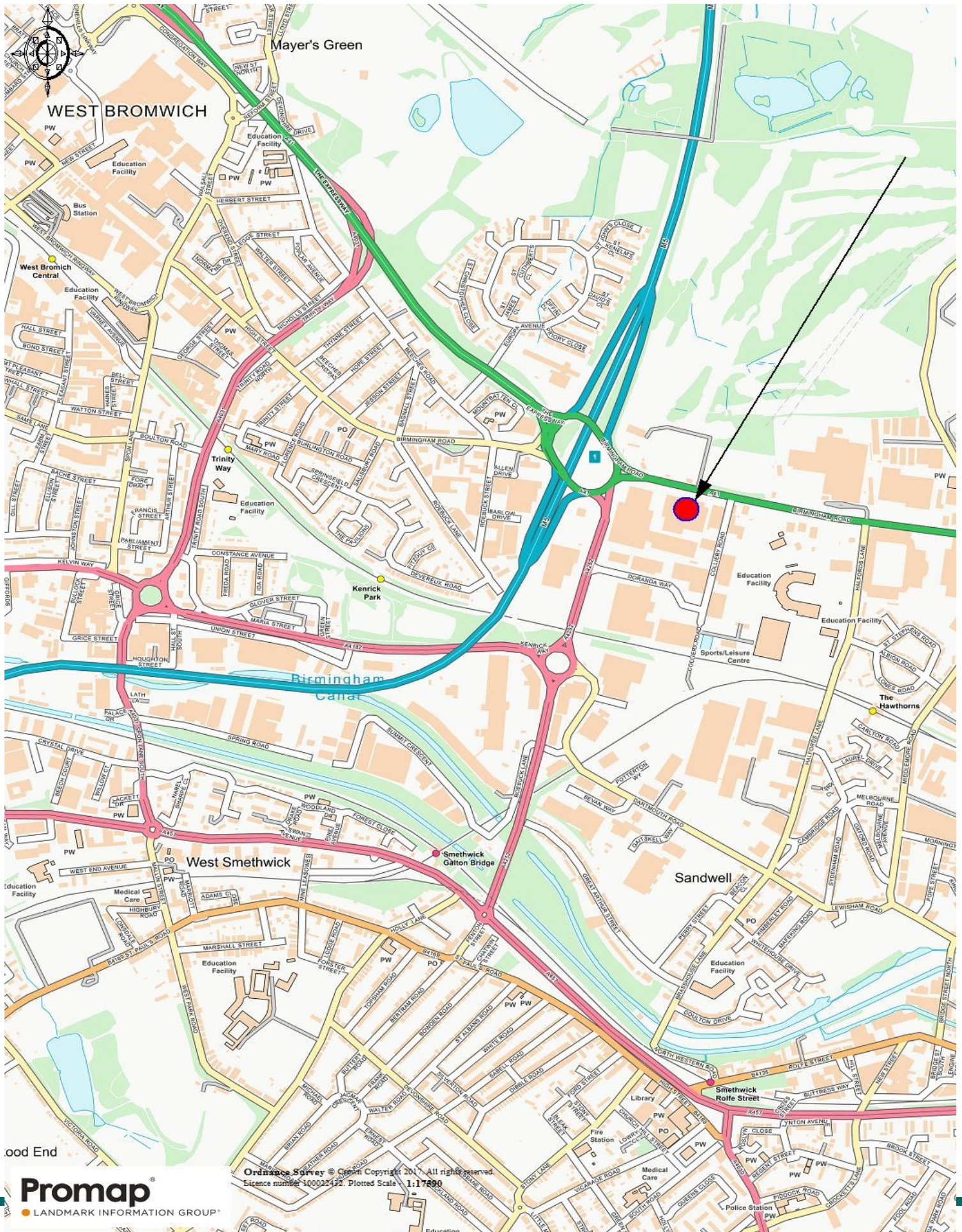
Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 08/2023



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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IMPORTANT NOTICE

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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