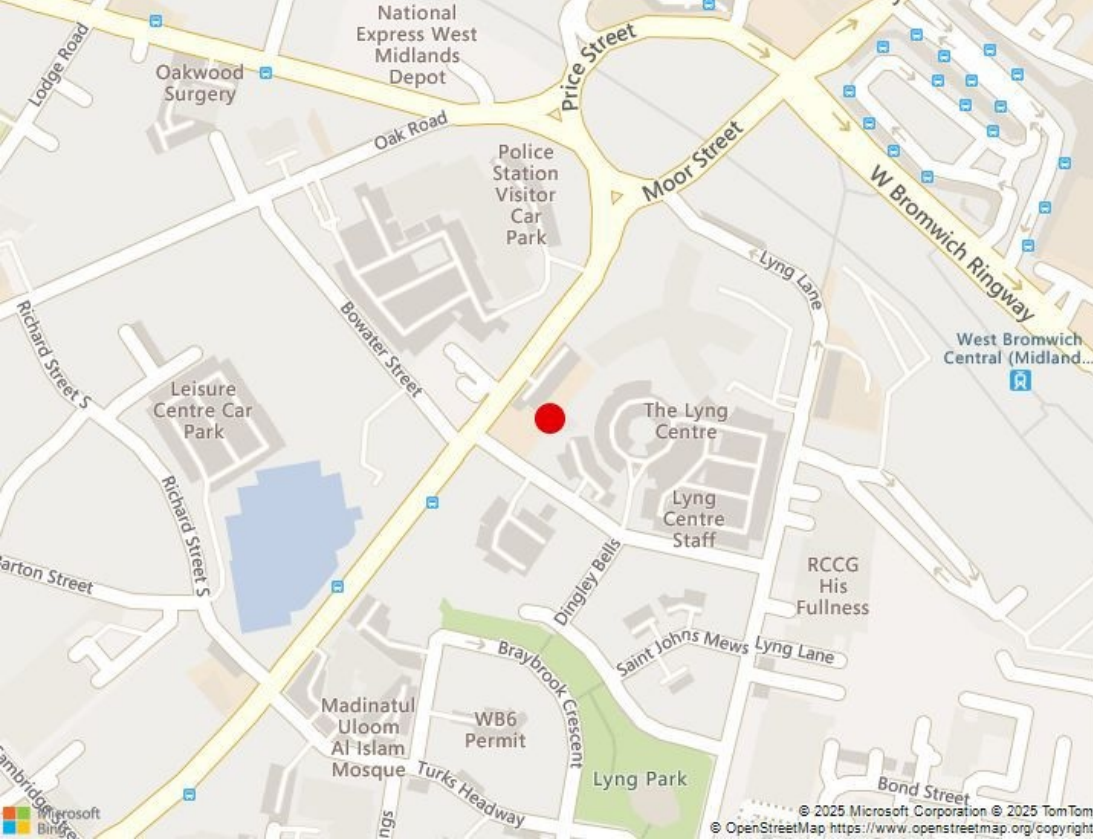


RETAIL INVESTMENT FOR SALE

Unit 2 Westgate Plaza, Moore Street, West Bromwich, B70 7AD

1,180 SqFt (109.62 SqM) | Guide Price £145,000





KEY FEATURES

- Leasehold Investment
- Town Centre location
- Established popular parade
- Self-contained
- Within 2 mins walk to the High Street, Train & Bus station
- Parking to the front

LOCATION

The property is prominently situated fronting Moore Street on the popular Westgate Plaza in the centre of West Bromwich. The main High Street is a 2 minute walk away along with the main bus and metro station. The M5 motorway is also a mere 1 mile journey. The New Square Shopping Centre is also a 5 minute walk away.

DESCRIPTION

The self-contained ground floor unit is currently trading as a takeaway/restaurant with seating to the front and comprises of a open plan seating/sales area, leading through to the kitchen/preparation area. There is a cold storage area, together with separate office and WC to the rear.

The property benefits from rear access along with car parking bays to the front of the premises.



Area	SqFt	SqM
Total Floor Area	1,180	109.62
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Unit 2 Westgate Plaza, Moore Street, West Bromwich B70 7AD



TERMS

The Leasehold premises is to be sold subject to the following tenancy:

Let to PPK Group (UK) Ltd on the basis of a 10 year lease from Dec. 2021 at £13,000 per annum exclusive with a tenant break on year 5 subject to 6 months prior notice.

ASKING PRICE

Guide Price - £145,000

EPC

EPC Rating 53 - C

BUSINESS RATES

Rateable Value £17,500 obtained from the Valuation Office Rating List.

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

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which we understand will be applicable

VIEWING

Strictly by prior appointment, please contact:



Garry Johnson

DDI: 0121 362 1535

Mob: 07510 080210

E: garry.johnson@burleybrowne.co.uk

Unit 2 Westgate Plaza, Moore Street, West Bromwich B70 7AD



0121 321 3441
www.burleybrowne.co.uk

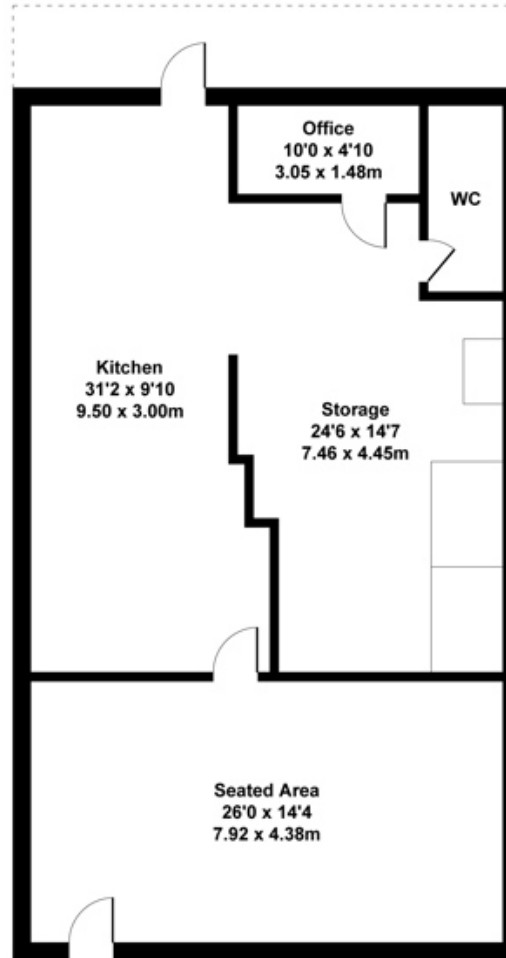


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Unit 2, Westgate Plaza, Moore Street, West Bromwich

Approximate Gross Internal Area
1100 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2025
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