

TO LET

4 Westminster Road, West
Bromwich, West Midlands,
B71 2JR

Refurbished Retail Unit

- Recently Refurbished Internally
- Large residential catchment
- White Boxed condition
- NIA 755 sq ft
- Incentives available



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Location

The units front onto Westminster Rd, lie at the junction with Hall Green Rd and are situated 1 mile north of West Bromwich town centre and 1 mile west of M6 J8.

Description

The premises comprise of a prominent retail unit that has been refurbished internally, benefits from a glazed frontage and access to a rear service area.

The premises benefit from significant free on-street car parking.

Tenure

The premises are available to let by way of a new fully repairing and insuring lease, terms to be agreed.

Accommodation

Address	Sq M	Sq Ft
Ground Floor	70.14	755
Total	70.14	755

Rent

£10,000 Per Annum Exclusive

VAT

We understand that the unit has not been elected for VAT purposes.

EPC

A copy of the EPC is available upon request.

Business Rates

The premises are yet to be assessed by Sandwell Borough Council however our client has advised that the Ratable Value will be **c.£12,250** with business rates Payable of **c.£6,100 pa.**

Legal Costs

Each party to be responsible for their own legal costs.

Service Charge

All tenants will be required to contribute to a formal service charge for the cleaning and maintenance of the common parts.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

Anti 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.

Anti Money Laundering checks will be carried out on successful applicants.

Viewings

Strictly by appointment with the Sole Retained Agents.

0121 400 0407
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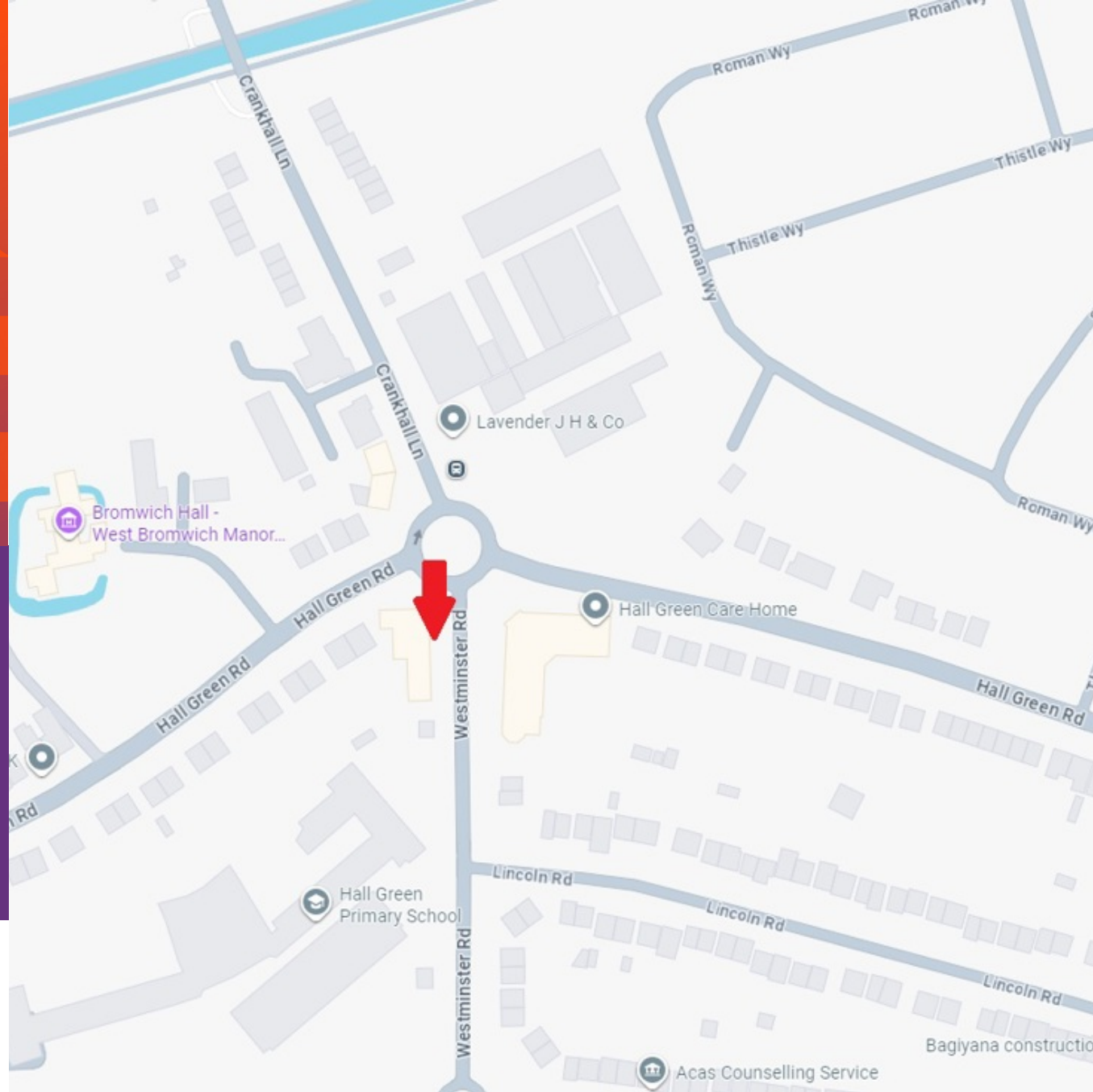
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For more information, please contact:

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