



TO LET

Retail Warehouse

34-36 Carters Green, West Bromwich. B70 9LW

6,000 sq ft (557 sq. m)

Prominent / Drive-Thru / Use Class E / Car Parking

£48,000 pax

LOCATION

The property is situated in West Bromwich in a prominent position fronting Carters Green. Located very close to the Albion Roundabout, access to the A41 Black Country New Road is on the door step. This in turn provides speedy access to M5 junction 1 approximately 2 miles distant enabling access to local and national areas.

DESCRIPTION

Fronting Carters Green the unit stands behind a car park facilitating the Drive-Thru feature enabling click & collect sales via the bespoke designed service window. Inside the unit provides an expansive retail sales area, currently laid out with treatment rooms and office space as well as a useful warehouse area accessed via a steel roller shutter door. The internal fit-out may suit as currently laid out or be subject to alteration if required.

ACCOMMODATION

The total internal area is approximately 6,000 sq ft (557 sq m)

RENT

£48,000 per annum

LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

BUSINESS RATES

Rateable Value £47,000

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

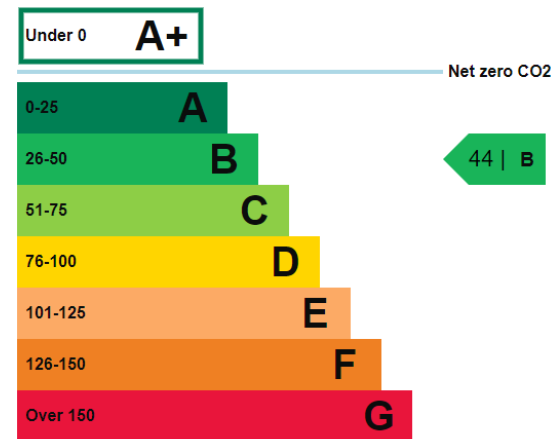
SERVICE CHARGE

A service charge is payable cover the cost of maintenance and upkeep of communal areas.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

EPC



VIEWING

Strictly by prior appointment:

Richard Bache

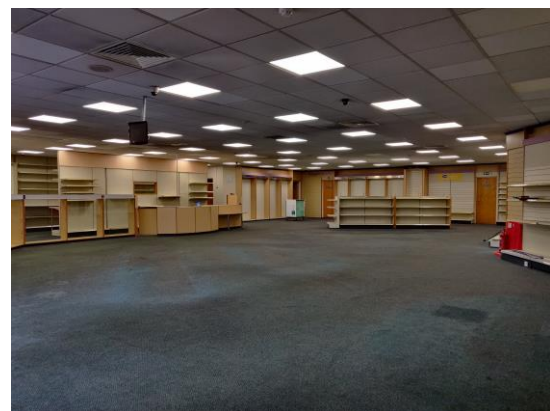
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Jack Summers

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SUBJECT TO CONTRACT

May 2021



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