

TO LET – Retail Premises

Unit 1, West Bromwich Bus Station, Ringway, B70 7AB

BK Bruton Knowles

est.1862



- Flexible Terms Available
- Close to Town Centre
- 875 Sq. Ft
- Available Immediately
- High Footfall

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LOCATION

Unit 1 is situated in West Bromwich, a former industrial town in the Borough of Sandwell, approximately 4 miles northwest of Birmingham City Centre. West Bromwich bus station lies adjacent to the Town Centre and is an interchange between the local bus and tram networks.

DESCRIPTION

The property itself is an early 200's single storey bus station of steel frame construction, clad predominantly in glass. All retail units and management suites are in the northeast corner of the site. Unit 1 comprises a former mobility shop/service area, with rear office, staff WC and a large back storage area. Public access is via glass doors from the main concourse. The premises benefits from great footfall incoming from the local schools and businesses using the bus station as their main transportation.

ACCOMMODATION (ITZA)

AREA	SQ M	SQ FT
Retail	15.12	163
Office	7.01	75
Storage	59.16	637
Total	81.29	875

RATES

We understand the Rateable Values as at 1st April 2017 to be £7,200.

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

PLANNING

Unit 1 is classed as use E under the Use Classes Order 1st Sept 2020.

EPC

E - 113

LEGAL COSTS

The tenant is to bear the Landlord's reasonable legal costs.

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

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SERVICE CHARGE

We are advised that service charge is payable on this property. Further details upon request.

VAT

VAT will be applied to all costs.

VIEWING

By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

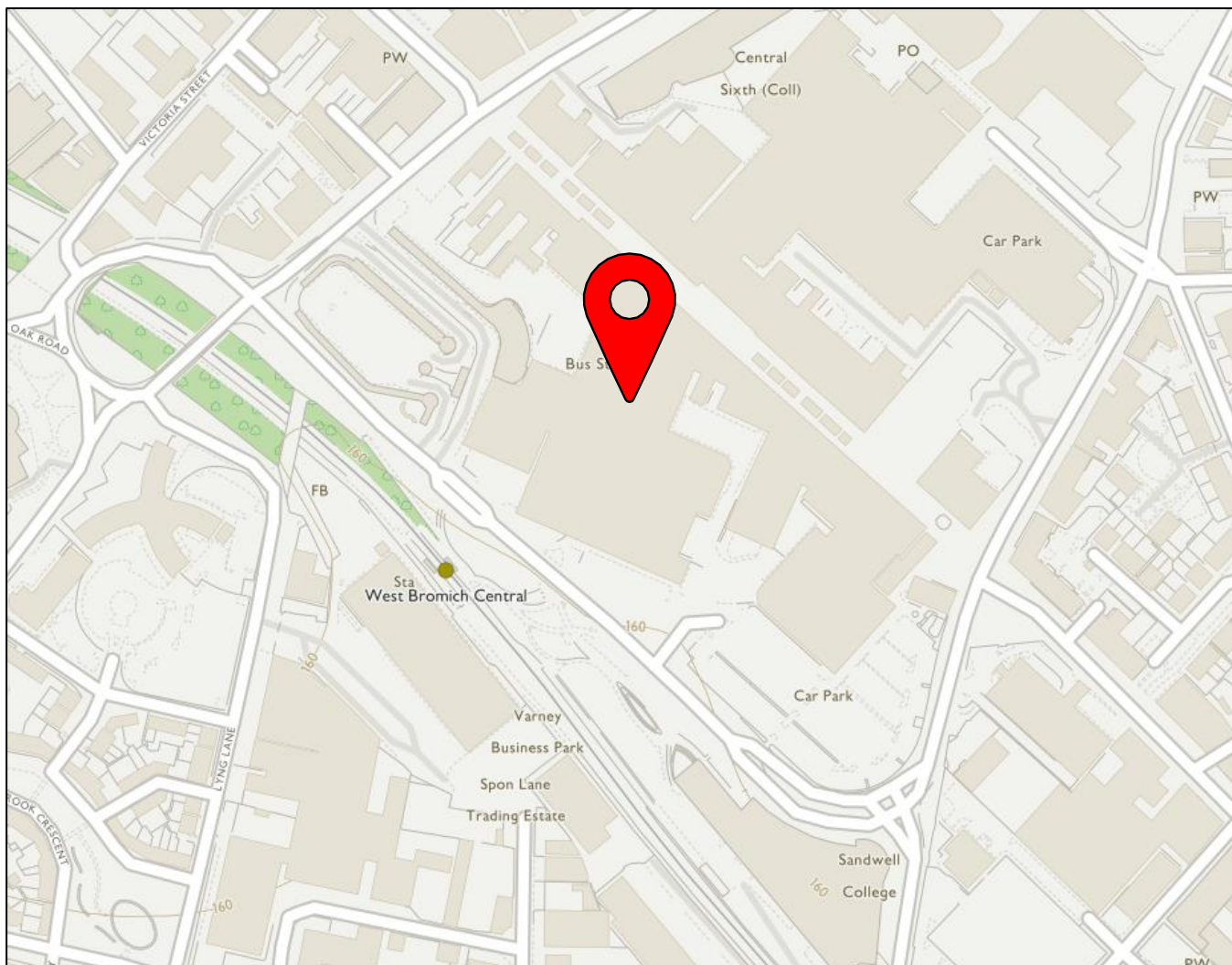
If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.



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Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4NF
01452 880000

Phoebe Harmer
07516 507939
phoebe.harmer@brutonknowles.co.uk

Olivia Hale
07736 041380
olivia.hale@brutonknowles.co.uk