TO LET Retail / Leisure Opportunity Unit 2, Farley Centre, West Bromwich, B70 7QU



LOCATION

West Bromwich forms part of the borough of Sandwell. The town is located 6.4 miles north-west of Birmingham with a population of 77,997.

The subject property sits adjacent to **JD Gyms**, benefits from a large car park of circa 200 spaces and is opposite the new Sandwell College with circa 3,600 students.

DESCRIPTION

The property is finished to a developer's shell spec complete with shop front and capped electric, water and gas.

It is arranged over ground floor sales, first floor ancillary/office with rear loading capable of articulated vehicular servicing.

ACCOMODATION

The premises provides the following approximate internal floor area:

Ground Floor: 8,331 sq ft First Floor: 1,044 sq ft

774.00 sq m 95.95 sq m

RENT

£80,000 per annum exclusive.

be applied to Rates Payable.

RATEABLE VALUE

Not assessed. We suggest that all interested parties should liaise the above with the Local Authority, as transitional relief may

VAT

All prices are quoted exclusive of VAT which shall be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

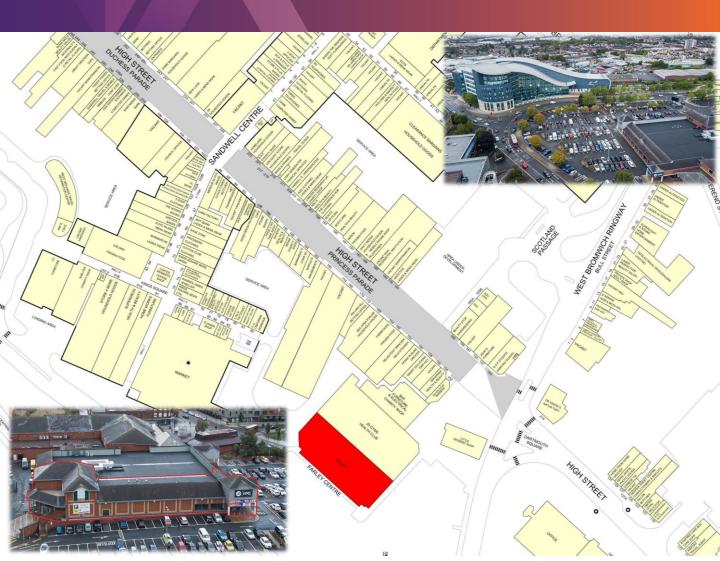
VIEWINGS

Strictly by appointment with Creative Retail or our joint agents AP Retail.



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