

# 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	774.00 sq m
First Floor:	1,044 sq ft	95.95 sq m

### RENT

**£80,000** per annum exclusive.

### RATEABLE VALUE

Not assessed.

We suggest that all interested parties should liaise the above with the Local Authority, as transitional relief may be applied to Rates Payable.

### 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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