



## 233-241 HIGH STREET WEST BROMWICH B70 7NN

### Large Store - Class E Use

#### Location

West Bromwich is a busy suburban centre, situated approximately 6 miles north west of Birmingham. The town is well connected being a short distance from both Junction 1 of the M5 and Junction 8 of the M6.

The premises are situated in a prime position close to the entrances to both Kings Square and Queens Square Shopping Centres. Major stores in the town centre include Boots the Chemist, Iceland, Home Bargains and Poundland. The Council has plans to redevelop the rear of Kings Square Shopping Centre and relocate the indoor market and community uses into 105-108 High Street.

#### Description

The property comprises a well fitted large store, arranged over ground and first floors, providing the following approximate dimensions and floor areas;

Frontage	68 ft	20.7 m
Shop Depth	208 ft	63.4 m
Ground Floor	14,000 sqft	1,300 sqm
First Floor	14,000 sqft	1,300 sqm

There is potential to split the store and offer the whole / split of the ground floor or separate first floor with new High Street entrance. The property benefits from rear loading.





Tel: 020 7039 0130

### Lease

The property is available on a new 10 or 15 year full repairing and insuring lease, subject to 5 yearly rent reviews. The lease is to be inside the Act.

### Rent

On Application.

### Rates

The rates have recently been reduced with effect from 1<sup>st</sup> April 2023 as follows:

Rateable Value £110,000

Rates Payable £53,900

### Viewing

Viewing to be arranged through joint agents;

### JP Retail

James Peasnell

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### Joint Agent: John D Wood

Jacob Haftel

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