



TO LET

Bond Wolfe
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A Prime High Street Office/Leisure Opportunity

1st Floor 377 High Street, West Bromwich, B70 9QW

KEY FEATURES

Excellent opportunity for office or leisure occupiers

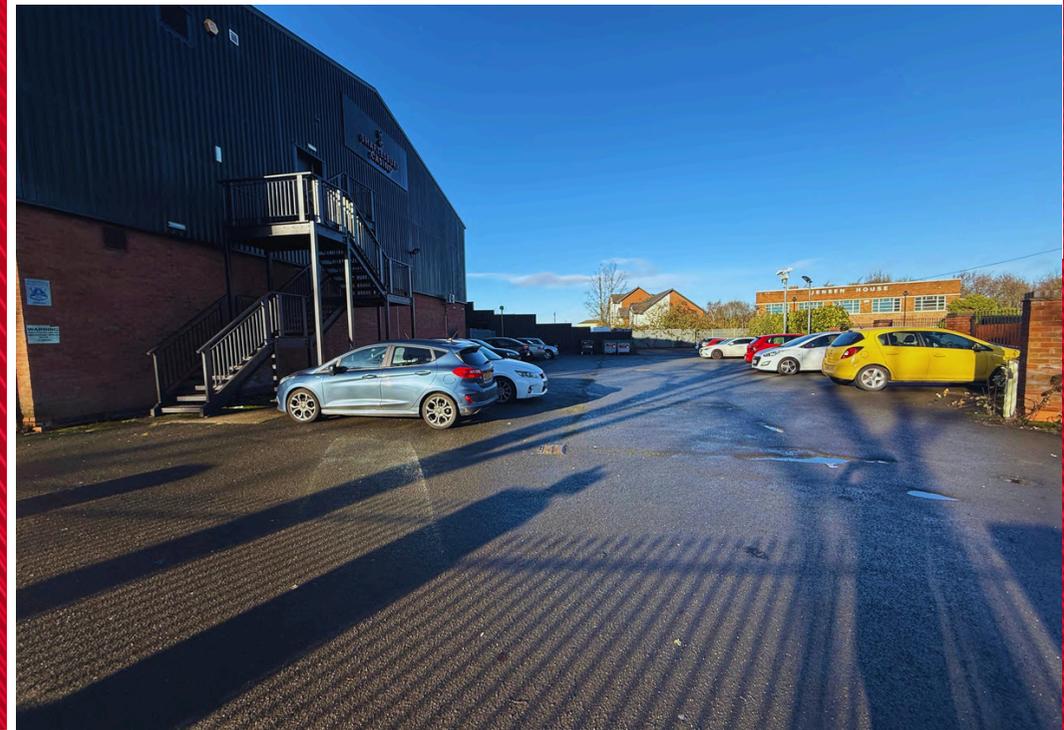
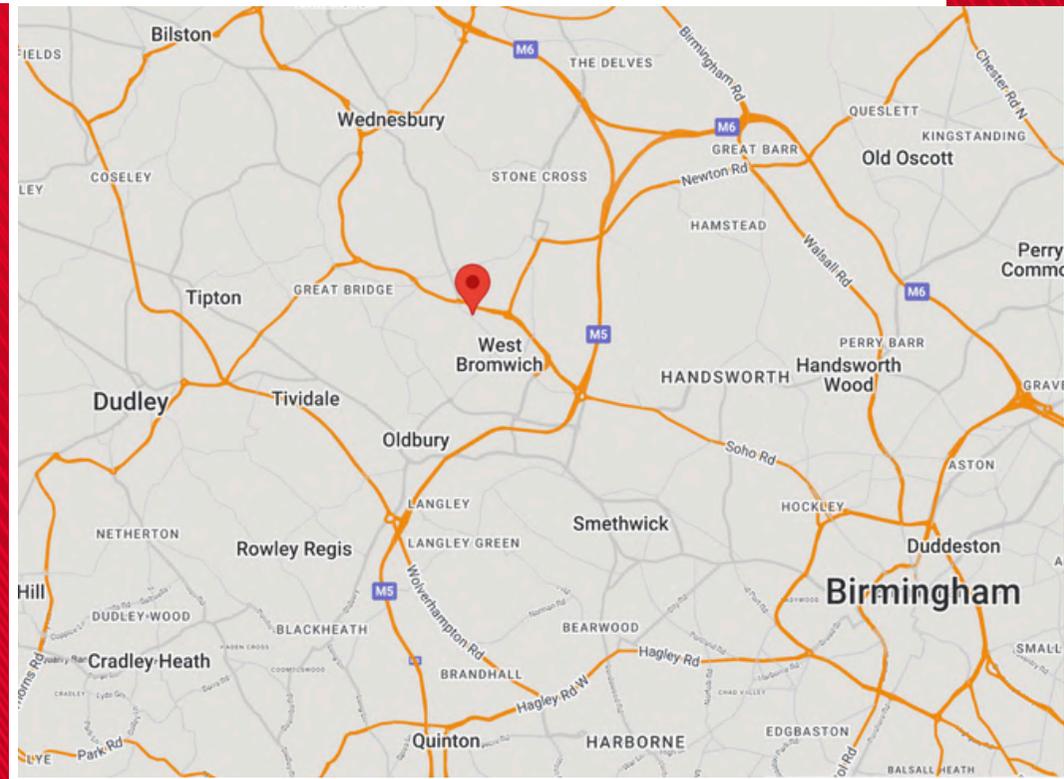
Prominent location on West Bromwich High Street

Strong road connectivity via the A41, A4031 and M5 (Junction 1)

Good public transport links with nearby bus, Metro and rail services

c. 6,008 sq ft (558 sq.m) of flexible accommodation

Quoting Rent - £45,000 per annum



LOCATION

The property is located on Bridge Street, West Bromwich, a well-connected position just a short distance from the town centre. The area benefits from excellent road links, with the A41 and A4031 providing direct routes across the Black Country and Junction 1 of the M5 less than a mile away, offering convenient access to the wider Midlands motorway network.

West Bromwich enjoys strong public transport connections, with regular bus routes serving the area and Sandwell & Dudley railway station providing direct services to Birmingham New Street and Wolverhampton. The town centre offers a range of retail, leisure and business amenities, creating a convenient and established setting for occupiers.

DESCRIPTION

The property provides an excellent opportunity for prime office or leisure use, extending to approximately 6,008 sq ft. The main accommodation is predominantly open plan and includes an existing bar area and toilet facilities, making it well suited to a variety of commercial or leisure occupiers.

A number of separate rooms are positioned around the perimeter of the floorplate, offering ideal office or meeting space and benefiting from recent refurbishment. Making this a unique and flexible opportunity in a prominent town centre location.

ACCOMMODATION

1st Floor Space – c.6,008 sq.ft (558sq.m)



RATEABLE VALUE

To be reassessed. The property is currently subject to two separate rateable assessments.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC

B rated.

VAT

We are advised that VAT is applicable.

TENURE

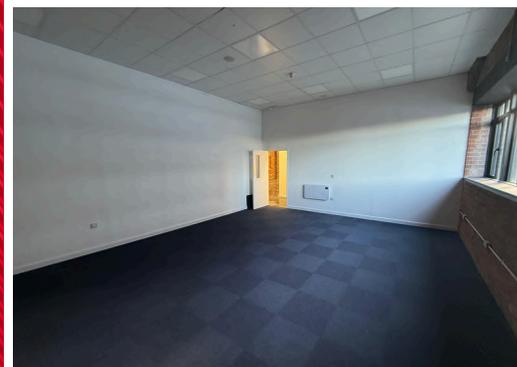
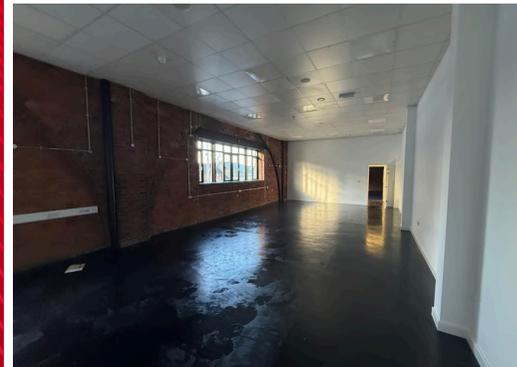
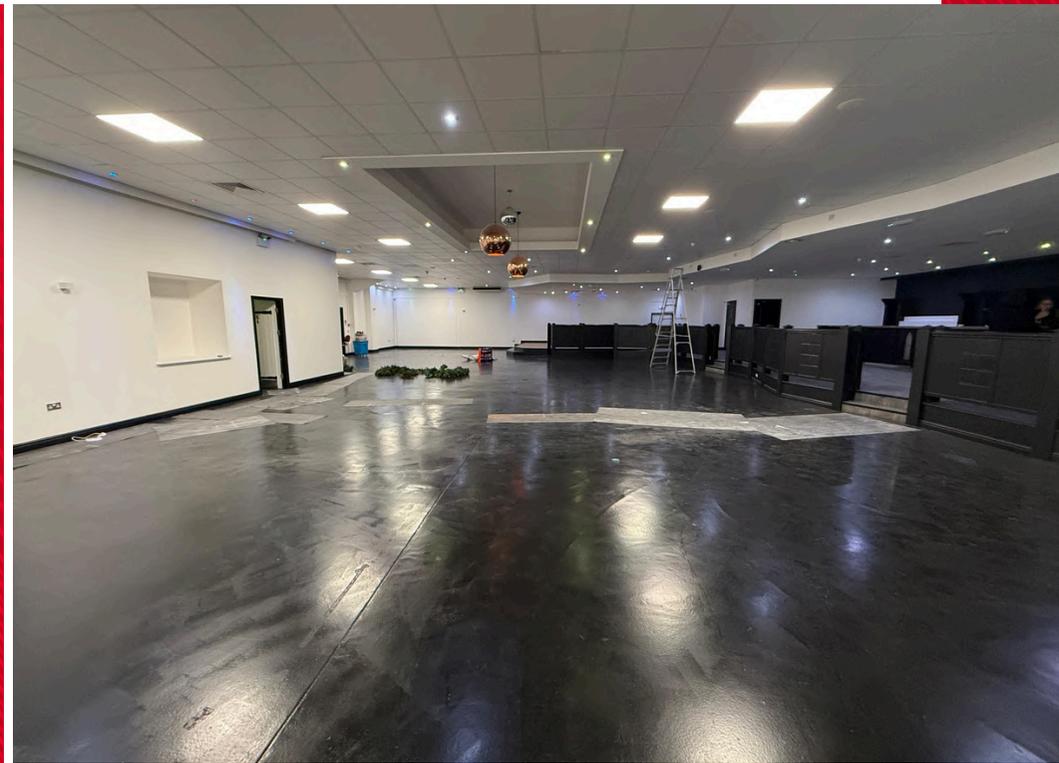
Leasehold - £45,000 per annum

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



CONTACTS

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