

TO LET/MAY SELL



Prominent High Street Retail Unit
242 Duchess Parade High Street B70 7QG

QUOTING RENT:
• **£27,500 per annum**

KEY FEATURES

Prominent high street location

Currently trading as a Café

Fully operational Kitchen & WC

Car parking and loading to the rear

2,527 sq.ft (234.77 sq.m)

922 sq.ft (85.66 sq.m) office/storage space

QUOTING RENT - £27,500 PER ANNUM



LOCATION

The property enjoys a prime location on West Bromwich High Street, right in the heart of the town centre. West Bromwich Bus and Metro Stations are just a short walk away, providing excellent public transport links. Sandwell & Dudley train station is conveniently located 1.5 miles away.

The property also benefits from easy access to Junction 1 of the M5 motorway via the A41 Black Country Route, ensuring excellent connectivity to the wider region.

DESCRIPTION

The property consists of a ground-floor retail unit, currently operating as a café, spanning approximately 2,526 sq. ft (72.7 sq. m). The first floor offers 922 sq. ft (85.66 sq. m) of office space and storage, with additional storage available in the cellar.

The premises include a fully operational kitchen and customer WCs. To the rear, there is car parking and convenient access for loading.



RATEABLE VALUE

£20,000

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

On request

LEGAL COSTS

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

VAT

We are advised that VAT is applicable.

TENURE

Leasehold - £27,500 per annum.

Freehold - POA

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.



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