



**TO LET**



**A Prominent High Street Retail Unit**

**195 High Street West Bromwich B70 7QZ**

## KEY FEATURES

---

Prominent location on West Bromwich High Street

Excellent road links to A41, A4031 and M5 Junction 1

Strong public transport connections with nearby bus and rail services

Ancillary accommodation suitable for storage and staff facilities

3,713 sq.ft (345sq.m)

Quoting Rent £65,000 per annum

---

Quoting Rent - £65,000 per annum



## LOCATION

The property occupies a prominent position on West Bromwich High Street, at the heart of the town centre. This central location offers excellent access to a wide range of retail, leisure, and business amenities.

Public transport connections are strong, with West Bromwich Bus Station and Metro Stop both within a short walking distance, providing direct services across the Black Country and into Birmingham city centre. Sandwell & Dudley railway station, located approximately 1.5 miles away, offers regular national rail connections.

The property also benefits from excellent road links, with Junction 1 of the M5 motorway easily accessible via the A41 Black Country Route, providing convenient connectivity to the regional motorway network and the wider Midlands area.

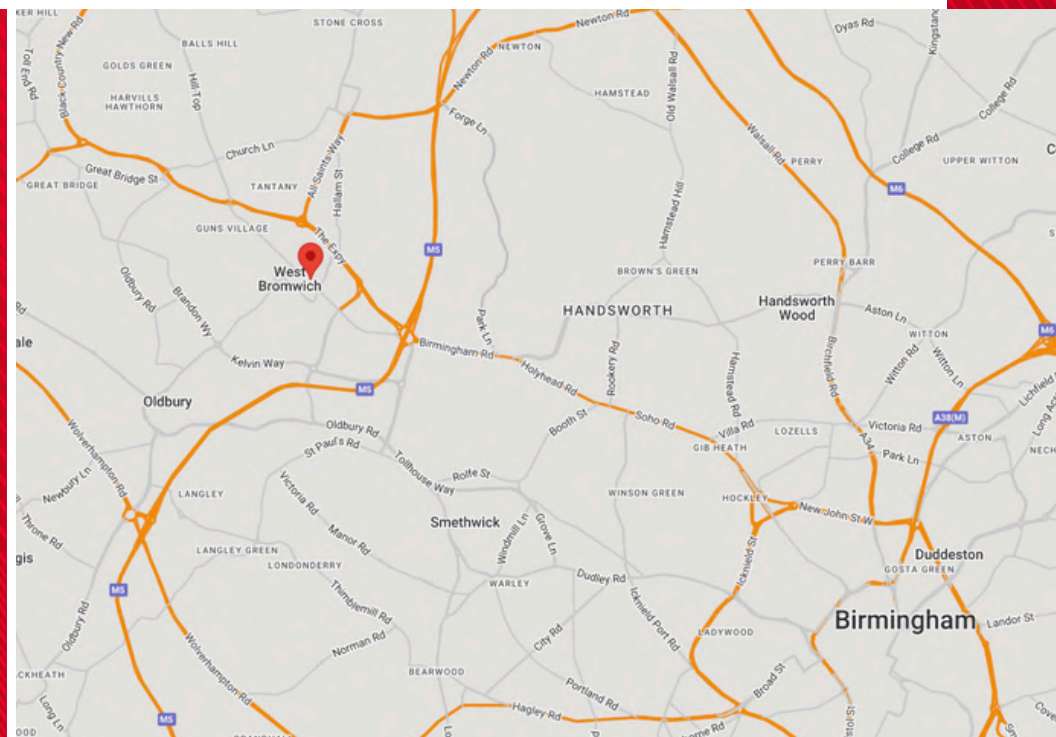
## DESCRIPTION

The property comprises a modern, purpose-built retail unit formerly occupied by Bodycare, arranged over ground and first floors. The ground floor provides an open-plan retail area extending to approximately 2,368 sq ft, with a wide glazed frontage offering excellent visibility and strong passing trade. The first floor, extending to around 1,345 sq ft, provides useful ancillary accommodation suitable for storage and staff facilities.

The property occupies a prime High Street position surrounded by a mix of national and independent retailers including Primark, Greggs, Poundland and Boots, benefiting from consistent footfall and excellent town centre visibility.

## RATEABLE VALUE

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.



## ACCOMMODATION

FLOOR	DESCRIPTION	SQ FT	SQ M
Ground Floor	Retail Area	2,368	220.0
First Floor	Ancillary Accommodation	1,345	125.0
<b>TOTAL</b>	<b>-</b>	<b>3,713</b>	<b>345.0</b>

## EPC

Available on Request

## VAT

We are advised that VAT is not applicable.

## TENURE

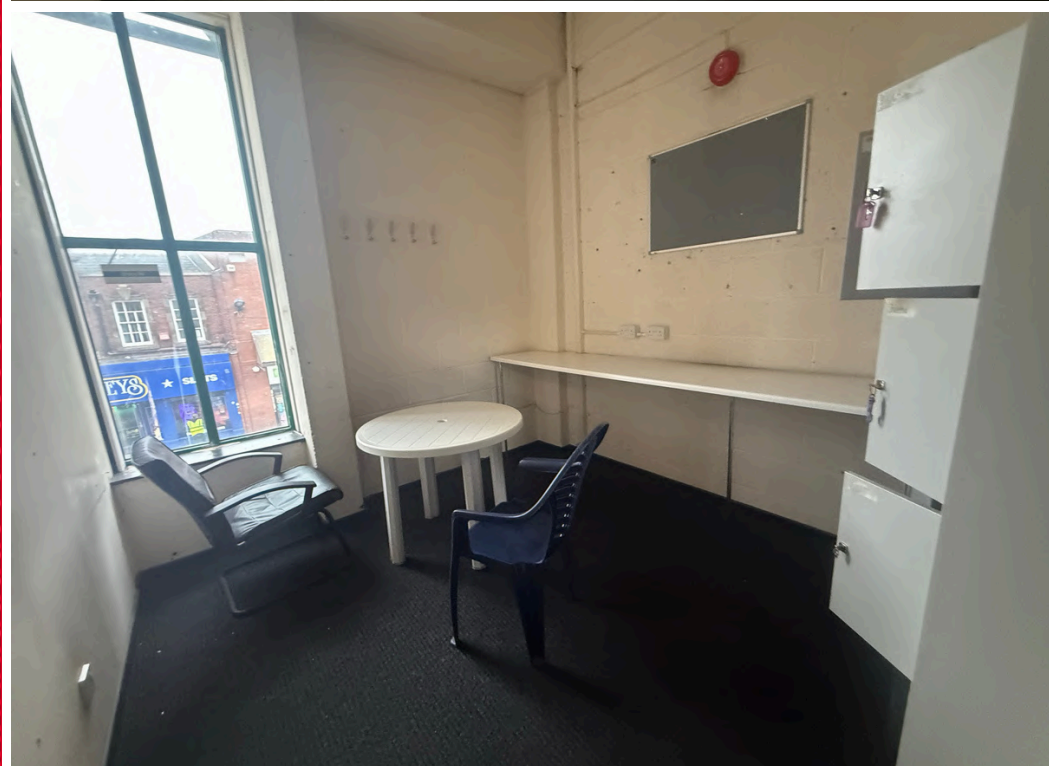
Leasehold - £65,000 per annum

## 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.

## LEGAL COSTS

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



# CONTACTS

**George Bassi**

0121 524 2583  
georgebassi@bondwolfe.com

**James Mattin**

OPHTHALMIC OPTICIANS  
0121 524 1172  
jmattin@bondwolfe.com



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.