



# To Let

**Unit 1, 34/36 Carters Green, West Bromwich, B70 9LW.**

- Purpose built retail warehouse unit with ample car parking
- Prominent location at the end of West Bromwich High Street.
- Ground Floor sales area 4,882 sq ft
- Additional mezzanine floor measuring circa 2,500 sq ft
- Available by way of a new FRI lease, terms to be agreed.
- Suitable for a variety of uses - currently class E
- To Let - £49,000.00 per annum



## LOCATION

The property is well located, immediately adjacent to Getir e-commerce company on Carters Green at the end of West Bromwich High Street with good visibility from the A41 and further access from M5 Junction 1 motorway. Multiple retailers within a close vicinity of the premises include Aldi, Big Johns, Coral Bookmakers, Shell and Lidl supermarket. West Bromwich town centre is approximately 0.5 miles away.

## DESCRIPTION

The property comprises a single storey steel portal framed building with eaves from 4.2m floor to ceiling rising to 6.81m. The unit is of brick and block construction to approximately 2.5m with corrugate cladding above. The property further benefits from a mezzanine floor.

## ACCOMMODATION

The property comprises of the following accommodation, and ample car parking spaces:

Description	Sq Ft	Sq M
Ground floor sales area	4,882	453.55
Mezzanine floor	Circa 2,500	Circa 232.25

## TENURE

The property is available by way of a new FRI lease for a term of years to be agreed upon.

## PRICE

The property is available to let at quoting rent of £49,000 per annum.



## SERVICES

We have been informed that the property is serviced by water and electricity but is not connected to gas. No services have been tested by Bond Wolfe

## 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.

## VALUE ADDED TAX

VAT may or may not be applicable. Tenants should satisfy themselves in this regard.

## LEGAL COSTS

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



## VIEWINGS AND FURTHER INFORMATION

For further information please contact:

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