

Prime Retail / Leisure Unit To Let

Ground floor sales
201.88m² (2,173t²)

- Located on pedestrianised section of High Street
- Substantial retail unit with regular configuration
- External roller shutters fitted
- Adjacent to Noshahi Food Store and an eclectic mix of occupiers including Boots Opticians, Savers, Home Bargains, Food2go and Great Western Café in the vicinity
- The property benefits from first-floor ancillary, rear yard and loading area and service lift
- Use Class E consent



TO LET



Location



Gallery



Contact

Location

West Bromwich is a market town in the borough of Sandwell, approximately 5 miles northwest of Birmingham, supporting a population of approximately 105,000. The population demographic is predominantly mixed, blue-collar.

West Bromwich provides strong motorway links, given its proximity to both the M5 and M6 motorways, both of which can be accessed within 3 miles.

West Bromwich has focussed on education regeneration in recent years with the landmark £77 million Sandwell College 'Central Campus' opening in 2012, followed more recently by the £5.1 million 'Central St Michaels' STEM centre opening in 2024 as part of the £1.8 billion Regenerating within West Bromwich's Knowledge Quarter.

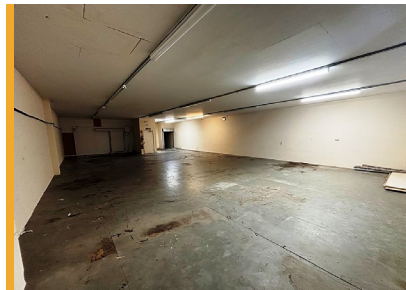
Local schemes in the immediate area include New Square Shopping Centre, Kings and Queens Square Shopping Centres and The Farley Centre.



Description

The property consists of a ground floor retail unit and first floor ancillary stores. To the rear of the ground floor, there is a loading bay providing clear access. The property benefits from a service lift and office space at ground and first floors.

The property is arranged in a regular configuration with external roller shutters fronting High Street.





Floor Areas

Accommodation	m ²	ft ²
Ground Floor Sales	201.88	2,173
Ground Floor Ancillary	42.97	462.53
First Floor Ancillary	234.45	2,523.60
Total	479.30	5,159.13

Lease Terms and Rental

The property is available by way of a new, full repairing and insuring lease for a term to be agreed. Rental offers are invited in the region of:-

£29,500 per annum exclusive
(Twenty-nine thousand five hundred pounds)

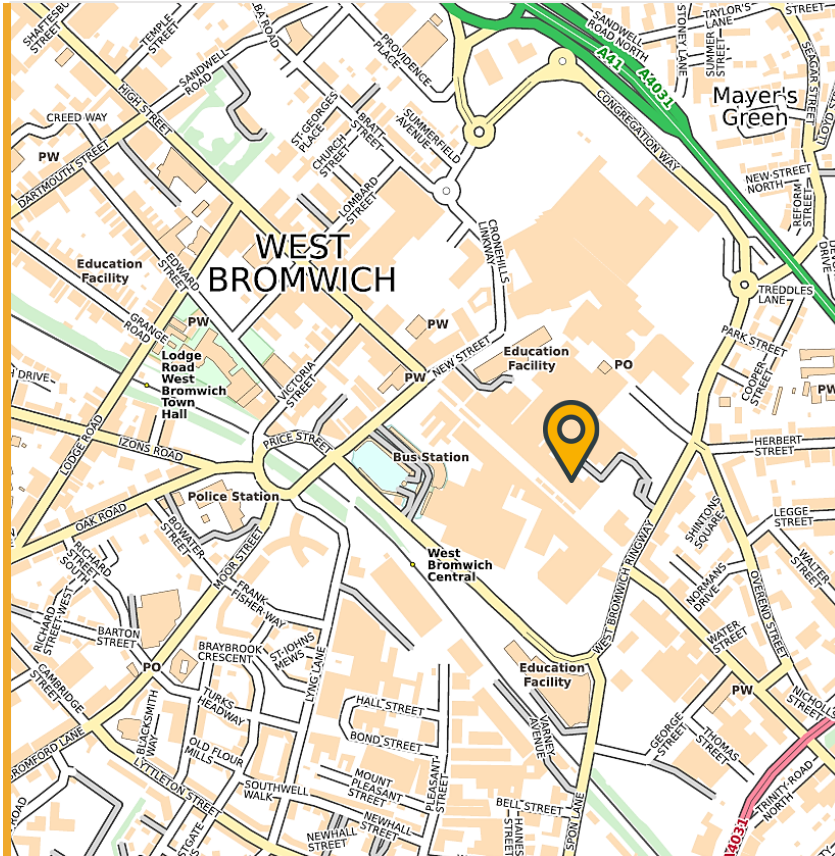
VAT, Business Rates and utilities will be charged in addition to the rent.

Service Charge

To be confirmed.

VAT

The property is elected, and VAT will be charged in addition to the rent.



Planning

The property is categorised as retail within **Use Class E** and can therefore be used for the following uses: retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

A copy of the Energy Performance Certificate is available upon request.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

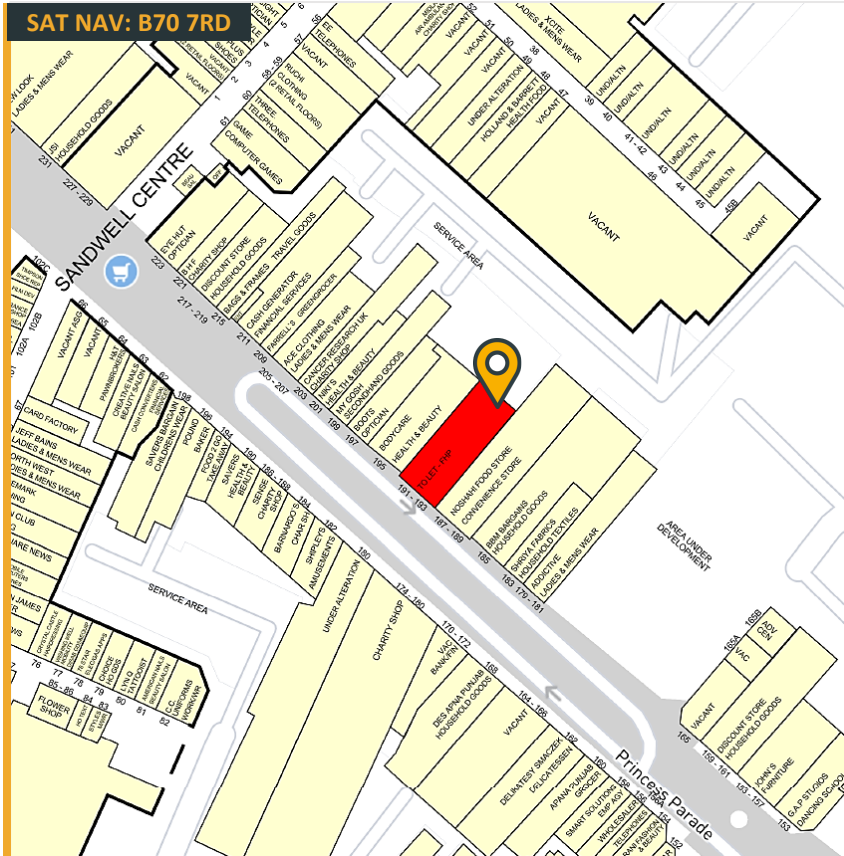
Rateable Value from 1st April 2026: £33,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p

This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Oliver Daniels
 07896 035 805
Oliver.Daniels@fhp.co.uk

Doug Tweedie
 07887 787 892
doug@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
 First Floor
 122-124 Colmore Row
 Birmingham, B3 3BD
fhp.co.uk
 12/03/2026