

TO LET - LARGE RETAIL OPPORTUNITY

Unit 5, Astle Retail Park
West Bromwich
B70 8NS

REDUCED RENT



Location

West Bromwich forms part of the borough of Sandwell. The town is located 6.4 miles north-west of Birmingham with a population of 77,997.

Description

Astle Retail Park is located adjacent to West Bromwich town centre, just off the High Street, with vehicular access from Cronehills Linkway and a direct pedestrianised link to High Street. The park is anchored by M&S and B&M.

Planning

We understand that the property has consent for Use Class E. It is the incoming tenant's responsibility to ensure that their proposed use is acceptable to the Local Planning Authority.

Rent

On Application

Accommodation

Ground: **7,630 sq ft (709 sqm)**

Service Charge

There is an annual service charge of **£20,864 + VAT** (current year).

Insurance

There is an annual insurance charge of **£2,690 + VAT** (current year).

Business Rates

RV £50,000 (2023)

Qualifying businesses may benefit from up to 40% rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

Legal Costs

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

EPC

C 65. A copy of the EPC is available upon request.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

Viewings

Strictly by appointment with the Joint Retained Agents Creative Retail or Harvey Spack Field on 0207 629 9663.

Unit 5 Astle Retail Park, West Bromwich, West Midlands, B70 8NS

Popular In-Town Retail Park

SITE PLAN



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