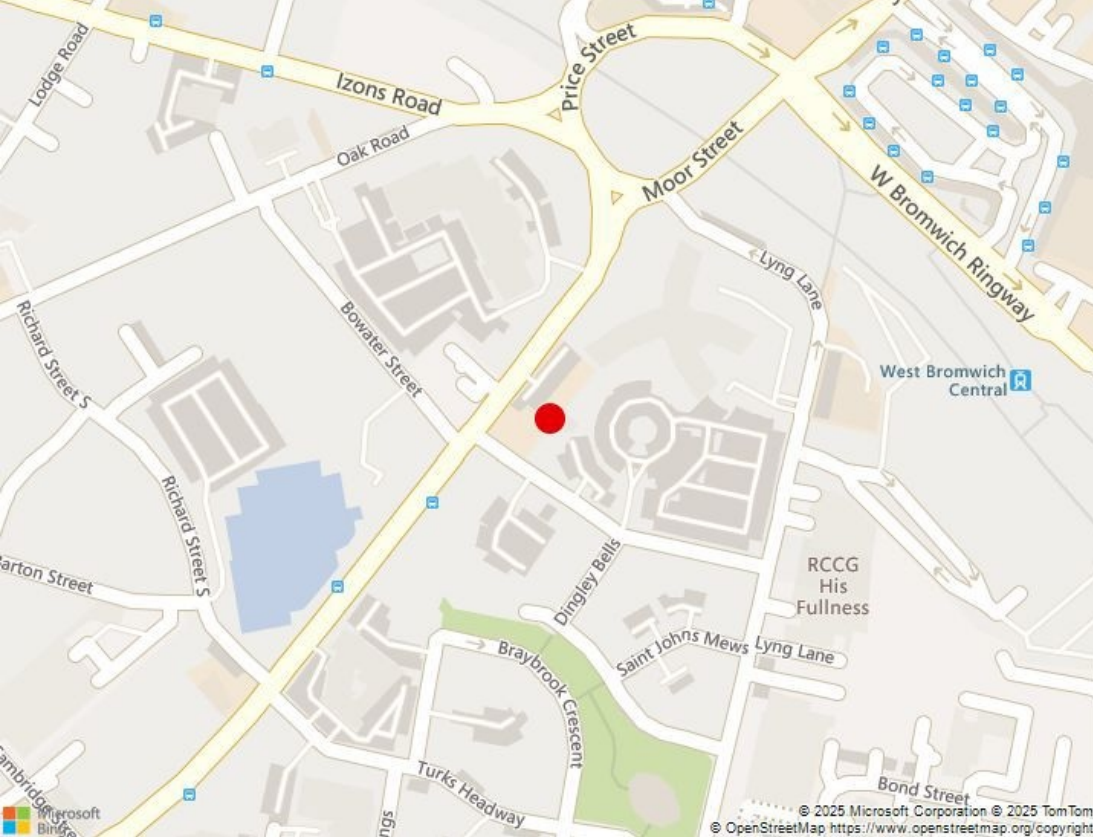


RETAIL INVESTMENT FOR SALE

Unit 3 Westgate Plaza, Moore Street, West Bromwich, West Midlands, B70 7AD

814 SqFt (75.62 SqM) | Offers Around £140,000





KEY FEATURES

- Leasehold Investment
- Town Centre location
- Established popular parade
- Self-contained
- Within 2 mins walk to the High Street, Train & Bus station
- Parking to the front

LOCATION

The property is prominently situated fronting Moore Street on the popular Westgate Plaza in the centre of West Bromwich. The main High Street is a 2 minute walk away along with the main bus and metro station. The M5 motorway is also a mere 1 mile journey. The New square shopping centre is also a 5 minute walk away.

DESCRIPTION

The self contained ground floor unit is currently operating as a graphic design outlet. On entry the property opens into a reception area then into an open plan workshop with kitchenette and WC to the rear.

The property benefits from car parking bays to the front of the premises, together with rear access.



Area	SqFt	SqM
Sales area	669.16	62.16
Ancillary	126.2	11.72
Total Floor Area	814	75.62

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BUSINESS RATES

Rateable Value - £11,250.00

Rates Payable - £5,613.75

However, businesses may benefit from 100% small business rates relief in 2025/26 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Sandwell) for verification purposes

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which we understand will be applicable

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

TERMS

The Leasehold premises is to be sold subject to the following tenancy:

Let to Magic Graphic Design on the basis of a 7 year lease from June 2024 at £13,000 per annum exclusive with a tenant break at Year 3 subject to 6 months prior notice.

ASKING PRICE

Offers Around £140,000

EPC

EPC Rating 53 - C

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

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0121 321 3441
www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.