

HEALTHCARE, OFFICE, RETAIL | FOR SALE

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1 HIGH STREET, WEST BROMWICH, B70 6PP

1,084 SQ FT (100.71 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

High Street Freehold Commercial Premises

- Freehold
 - Passing Rental of £14,400 per annum
 - High Street Location
 - Small Business Rates Exempt
 - Rear Garden
 - Ample Nearby Car Parking
 - Gas Central Heating
 - Basement
 - Double Glazed Windows
-



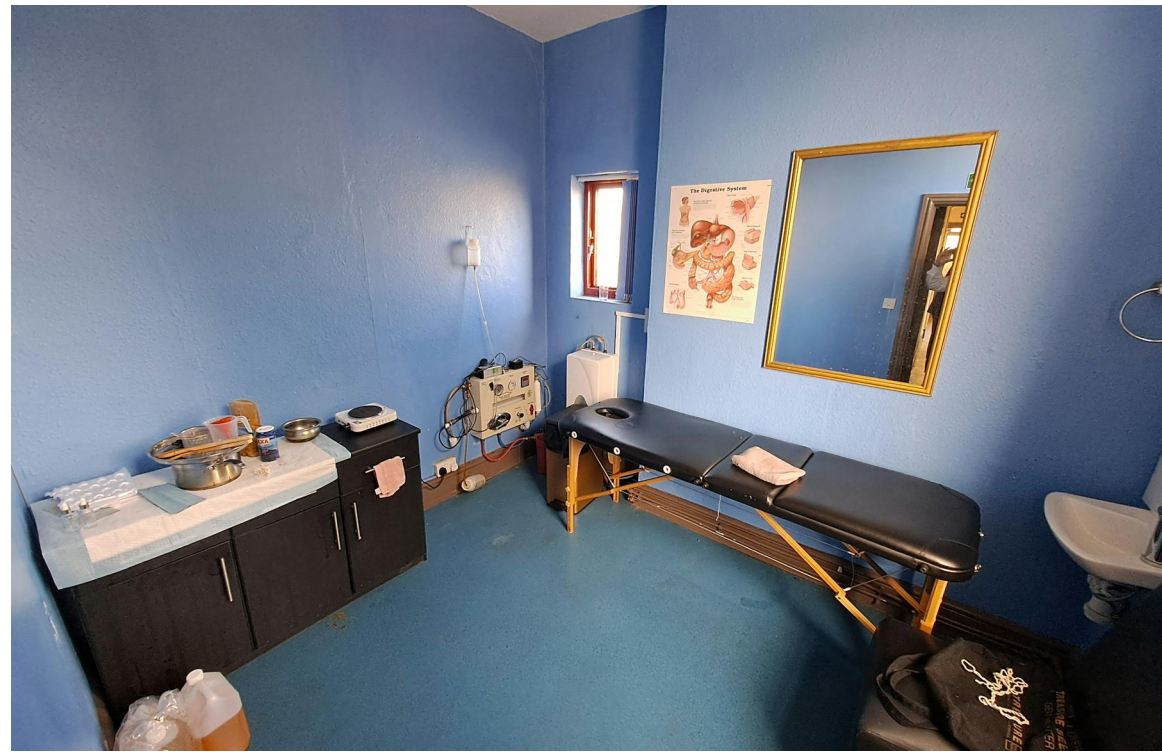
DESCRIPTION

The property comprises an end-terraced commercial premises situated prominently at the junction of High Street and Jason Street. The accommodation is arranged over ground and first floors, together with a basement and rear garden area.

The premises are currently occupied by a wellness and pain therapy operator and are fitted out accordingly. The ground floor provides a reception area, two treatment rooms, W/C facilities and rear storage accommodation. The first floor comprises three further treatment rooms together with a kitchenette and additional W/C facilities.

The property also benefits from ancillary basement accommodation and an enclosed rear garden, offering additional storage or staff amenity space.

The current tenant is holding over and, as such, the property can be made available with vacant possession. The current passing rent is £14,400 per annum.

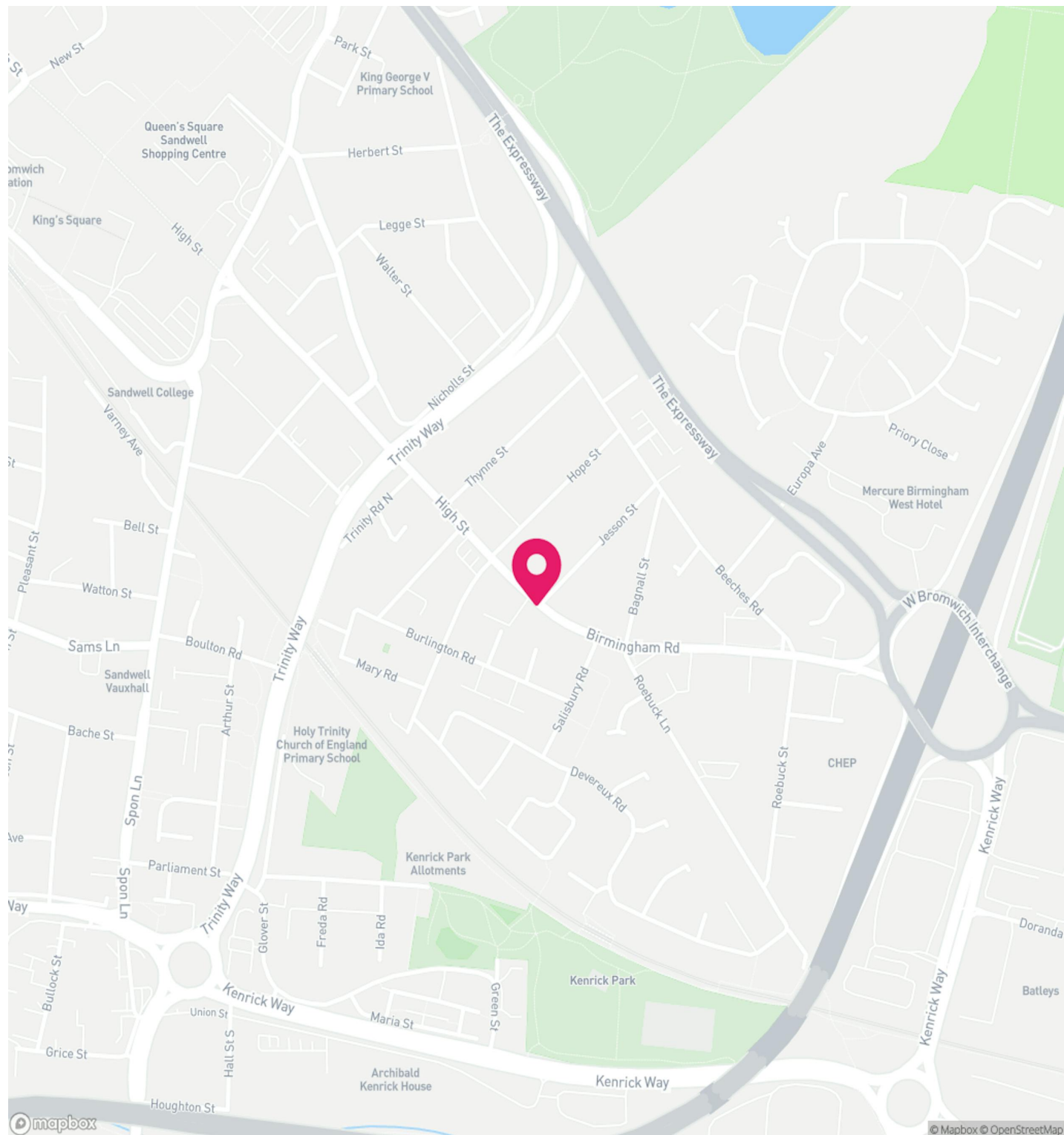


LOCATION

The subject property occupies a prominent position on High Street in the heart of West Bromwich town centre, providing excellent access to a wide range of retail, leisure and public transport amenities. The surrounding area is characterised by a mix of national and independent retailers, cafés, restaurants and commercial occupiers, with the nearby New Square Shopping Centre offering occupiers convenient access to shops, supermarkets, banking facilities and leisure uses including an Odeon cinema.

The property benefits from strong transport connectivity, with West Bromwich Central Metro Stop, Dartmouth Street Metro Stop and the main bus station all within short walking distance, providing regular services to Birmingham City Centre, Wolverhampton and the wider Black Country area. Sandwell & Dudley Railway Station is also located approximately 1.5 miles away, offering regional and national rail connections.

Road communications are excellent, with convenient access to the A41 Black Country Route and the A4031 All Saints Way, both of which provide direct links to Junction 1 of the M5 motorway. The M5 in turn connects with the M6 motorway network, enabling straightforward access across the West Midlands and beyond.





SERVICES

We understand the premises benefits from mains gas, electric, water and drainage connections.

Any purchaser should satisfy themselves as to the suitability of the connections.

TENANCY STATUS

The premises is currently generating a rental of £14,400 per annum. The tenant is holding over, giving a purchaser chance to negotiate a new lease upon completion.

RATEABLE VALUE

£9,200. We understand the premises qualifies for small business rates exemption, subject to tenants eligibility

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £180,000

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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