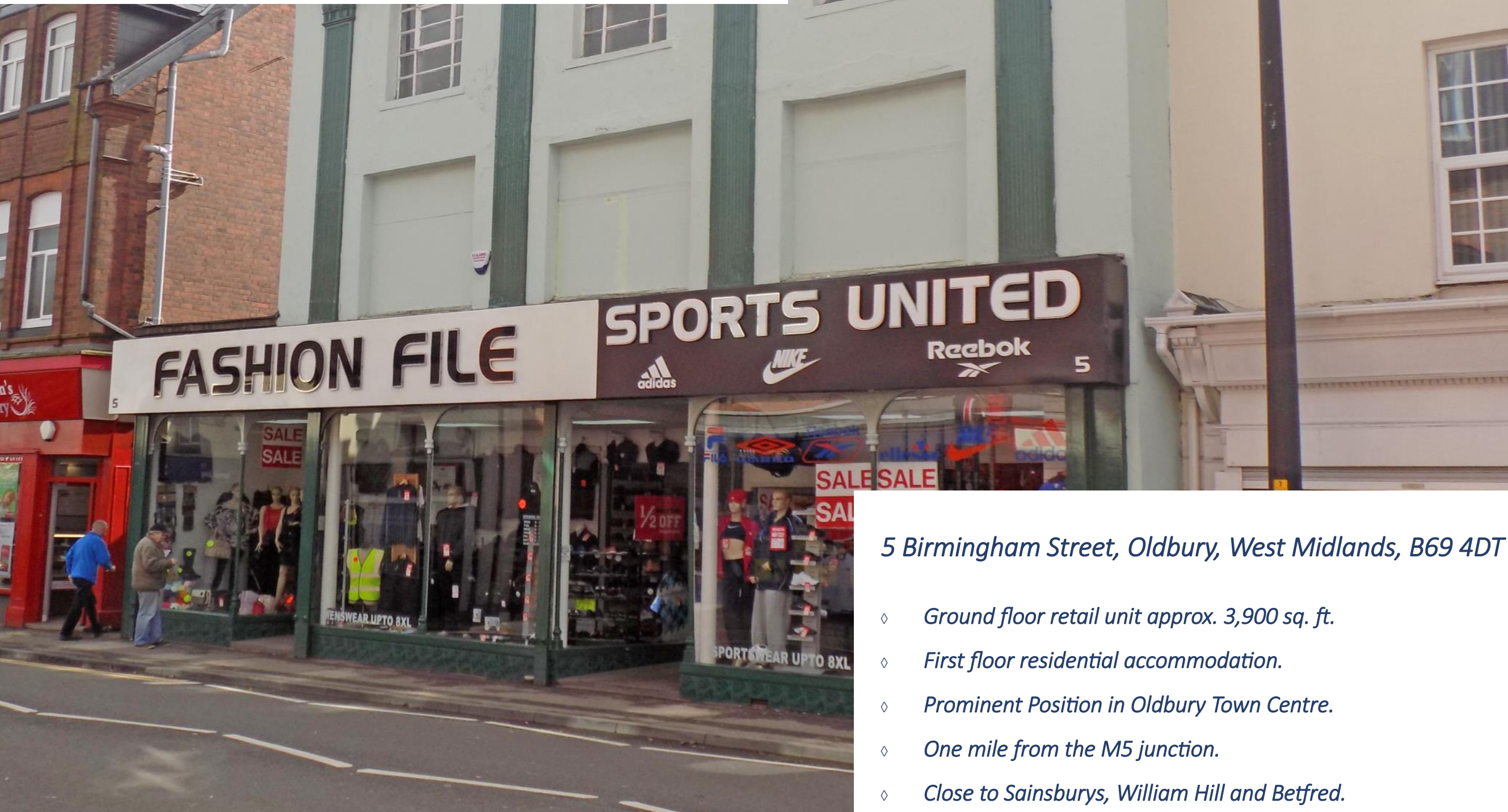


BOND WOLFE

Tel: 0121 525 0600

W: www.bondwolfe.net

Spacious Grade II Listed Property To Let



5 Birmingham Street, Oldbury, West Midlands, B69 4DT

- ◇ *Ground floor retail unit approx. 3,900 sq. ft.*
- ◇ *First floor residential accommodation.*
- ◇ *Prominent Position in Oldbury Town Centre.*
- ◇ *One mile from the M5 junction.*
- ◇ *Close to Sainsburys, William Hill and Betfred.*

DESCRIPTION

Ground Floor

A large open plan retail unit which occupies a prominent position in Oldbury town centre. This large premises benefits from over 3,900 sq. ft. of open retail space and three large windows to the front allowing for a prominent retail display. Internally it is all open plan and in a square shape which allows the tenant to maximise the space. There is a separate toilet for the shop at the back of the property and a 325 sq ft garage for deliveries or parking for at least 1 vehicle. All main services including gas and 3 phase electricity supply are available to the building. Security for the property is excellent benefitting from front and rear shutters and a monitored contract approved alarm system.

First Floor & Second Floor

The First Floor and Second Floor are currently used as storage by the current tenants but can be utilised as residential accommodation. . Across the two floors it is approximately 2,335 sq. ft. which includes a kitchen, lounge area and an additional 7 rooms/bedrooms and a separate bathroom and WC. Access to the 2nd floor loft room (379 sq. ft.) is through one of the rooms on the 1st floor. Access to the flat is currently through the shop.

BUSINESS RATES & COUNCIL TAX

We have been advised that the current rating assessment is:

Rateable value : £23,750

The first and second floor parts of the property are classed as residential and I have been informed by the landlord that the council tax payments are £1,023.40

We recommend that interested parties should make their own enquiries with the local authority.

LOCATION

The property occupies a prominent location in centre of Oldbury Town Centre with household names like Sainsburys, William Hill, BetFred, The Post Office, TSB & Barclays Bank all within a short walking distance and Oldbury Green Retail Park close by. Transport links with M5 Junction 2 Birchley Island, Intercity Railway Station at Sandwell & Dudley all within a reachable distance.

PRICE

The premises are available by the way of a new FRI lease at the quoting rent of £40,000 per annum on flexible terms to be agreed.

VAT

We are advised that VAT does not apply in this instance, however, prospective purchasers should satisfy themselves in this regard.

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 tenant.



FURTHER INFORMATION & VIEWINGS

BOND WOLFE

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