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BOND WOLFE

*Freehold Residential Redevelopment Opportunity*

*For Sale*

METRO COURT

### *Metro Court, 150 High St, West Bromwich B70 6JJ*

- ◇ *Substantial freehold town centre former office building*
- ◇ *Ideal for residential conversion*
- ◇ *26,225 Sq. ft. (2,437 sq m) over 3 floors*
- ◇ *C3 Residential planning consent granted*
- ◇ *13 Person lift access to all floors*
- ◇ *Undercroft car park for 25 vehicles*
- ◇ *1 mile from junction 1 of the M5*
- ◇ *Walking distance to all amenities & metro/bus stations*

## DESCRIPTION

Metro Court is a self contained building fronting onto the High Street with on site car parking, and ground floor reception area.

The accommodation is configured on 3 upper floors with a 13 person passenger lift serving each floor.

The building was formerly occupied by the NHS and now benefits from C3 residential planning consent. Plans have been drawn up for a scheme of 63 apartments each with kitchenette and ensuite shower facilities. The accommodation is laid out over first, second and third floors above the ground floor reception & lobby area.

## PLANNING

On 8th August 2014 the property was granted a change of use consent from B1 offices to C3 residential. Further planning enquiries can be directed to the sole selling agents, Bond Wolfe, or to Sandwell Metropolitan Borough Council on 0121 569 4054 or via email at [planning@sandwell.gov.uk](mailto:planning@sandwell.gov.uk)

## MEASUREMENTS

All sizes and areas quoted within these particulars are for indicative purposes only and should not be relied upon. Prospective purchasers should satisfy themselves in this regard.

## SERVICES

It is understood that all main services are available to the premises. The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations .

## VAT

We are advised that VAT is applicable.

## TENURE

Freehold

## LOCATION

The property is situated in the centre of West Bromwich town centre at the heart of a £1 billion regeneration programme, approximately 1 mile from Junction 1 of the M5 motorway. It is located within an easy walk of the recently development Tesco led New Square retail scheme, with occupiers including River Island, Next, Primark, Greggs, and H & M. The new Sandwell College Campus is also nearby and the Metro line with direct links to Birmingham city Centre and Wolverhampton City centre is also within walking distance. Both the Metro & local bus terminals are within easy walking distance.

Excellent links to the national motorway network via J1 M5 are further enhanced with the new underpass scheme at the nearby A41/All Saints junction.

## ACCOMMODATION

FIRST FLOOR	9,026 Sq. Ft	846.56 Sq m
SECOND FLOOR	8,699 Sq. Ft	815.00 Sq m
THIRD FLOOR	8,500 Sq. Ft.	789.96 Sq m
TOTAL	26,225 Sq. Ft.	2,437 Sq m

## EPC

Available upon request.

## LEGAL COSTS

Each party is to bear their own legal costs.

## PROPOSAL

Unconditional offers are invited for the freehold interest.

All offers must be in writing and submitted no later than 5pm on Friday 2nd March 2018.



## FURTHER INFORMATION & VIEWINGS

**BOND WOLFE**

Contact: James Mattin Contact: Richard Horwell

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