

# SHOP TO LET

**Robertson  
Brown**

**RETAIL**



## West Bromwich

412B High Street  
B70 9LB

### ACCOMMODATION

The property is arranged over ground floor only and offers the following approximate dimensions and net internal floor areas:

<b>INTERNAL WIDTH</b>	<b>7.53m</b>	<b>(24ft 7")</b>
<b>SHOP DEPTH</b>	<b>7.28m</b>	<b>(23ft 8")</b>
<b>GROUND FLOOR SALES</b>	<b>54.8m</b>	<b>(590 sq ft)</b>

### TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of **£10,000 per annum** exclusive of rates and VAT.

### RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

<b>RATEABLE VALUE</b>	<b>£5,700</b>
<b>RATES PAYABLE</b>	<b>£2,610</b>

We recommend that interested parties make their own enquiries with the local rating authority to verify these figures.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction

EPC available upon request

### LOCATION

The subject premises is positioned **opposite LIDL SUPERMARKET** and **SHAFTESBURY CASINO**. Nearby local retailers include **SIDHU PHARMACY**, **WEST BROMWICH CLEANING CENTRE LTD**, and **JADE GARDEN** Chinese takeaway etc.

### VIEWING

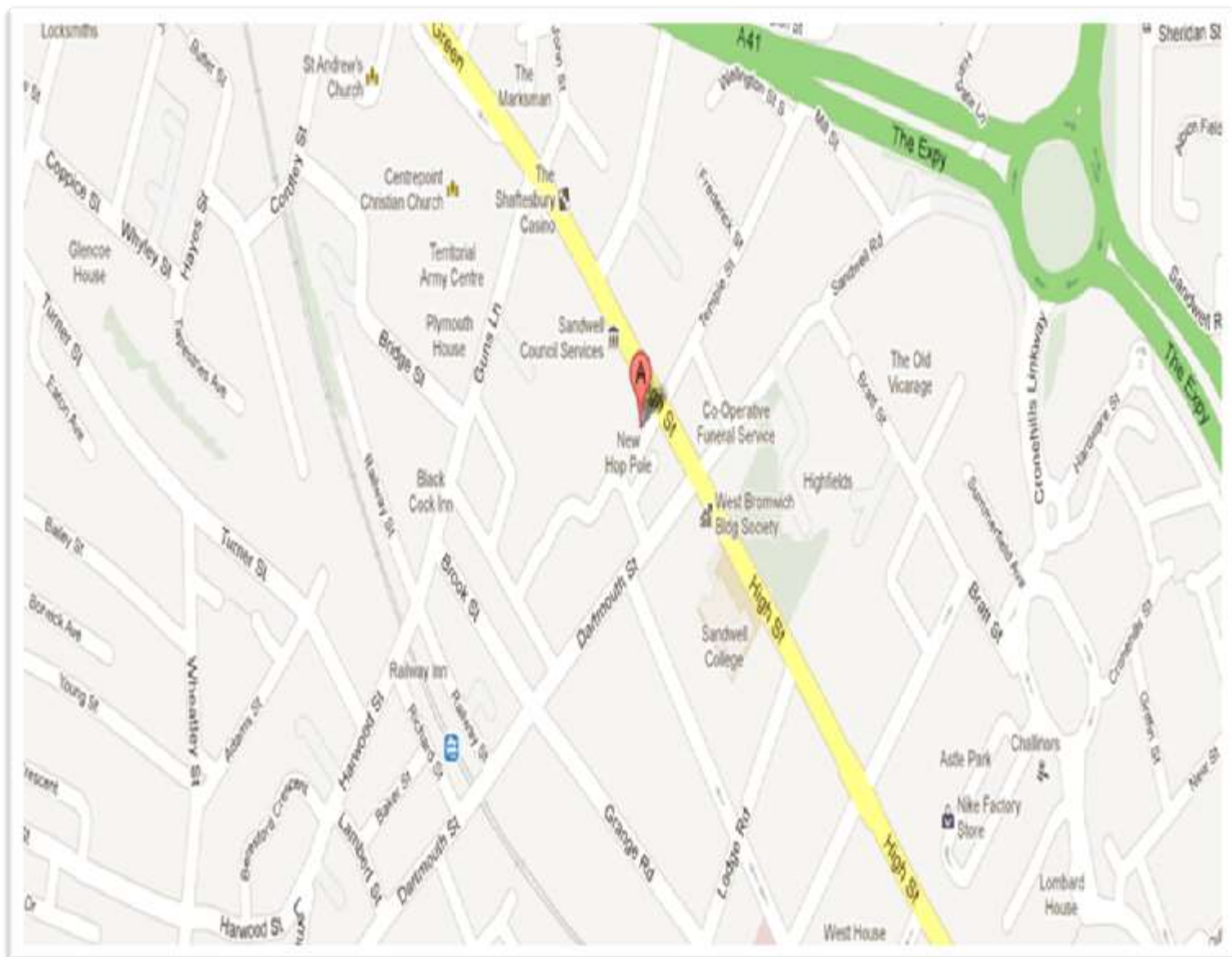
By arrangement via Robertson Brown Ltd.

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# 412B HIGH STREET, WEST BROMWICH



## MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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