

# TO LET



**263 DUCHESS PARADE  
HIGH STREET  
WEST BROMWICH  
WEST MIDLANDS  
B70 7LX**

❖ **RETAIL PREMISES**

❖ **POPULAR TRADING LOCATION**

❖ **AVAILABLE FROM MAY 2021**

## **LOCATION**

The property is located in a popular trading position in the pedestrianised High Street of West Bromwich Town Centre, close to other traders including Nationwide Building Society, Money Exchange and a short walking distance from The Public, Tesco's Supermarket and public car parking. Junction 1 of the M5/M6 Motorway at West Bromwich is within easy reach being approximately ½ a mile distant and providing good access to the Midlands and National Motorway Network.

## **DESCRIPTION**

The property comprises a 2 storey building with open plan retail on the ground floor and kitchen/tea making area and toilets. First floor open plan storage/additional trading area.

Regulated by RICS

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EMMS**  
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**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

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The internal accommodation comprises: -

	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
<b><u>GROUND FLOOR - RETAIL AREA</u></b>	687	63.8
With modern aluminium framed and glazed shop frontage. Changing cubicles.		
Accommodation has laminated floors, suspended ceilings, cat II lighting. Gas fired central heating, gas combi boiler, external security shutters plus security alarm.		
<b><u>Kitchen/Tea Making Area</u></b>	<u>38</u>	<u>3.53</u>
<b><u>GROUND FLOOR AREA</u></b>	<b>725</b>	<b>67.3</b>
<b><u>FIRST FLOOR</u></b> accessed via stairs		
<b><u>Open Plan Trading Area or Storage</u></b>	<u>460</u>	<u>42.7</u>
<b><u>NET INTERNAL AREA</u></b>	<b><u>1185 SQ.FT.</u></b>	<b><u>110 SQ.M.</u></b>

**EXTERNALLY (rear)**

Small store shed. Access yard being security gated.

**SERVICES**

Mains electricity, water, drainage and gas are available to the property. We have not checked the efficacy nor the capacity of the services, installations or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

**2017 RATEABLE** £12,750.00.  
**VALUE**

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**LEASE TERMS**

The property is offered on a Business Tenancy by way of a new Lease for a term of 5 years at rent as follows:

Year 1.       £16,000.00 per annum (exclusive)  
Year 2.       £17,000.00 per annum (exclusive)  
Years 3-5.   £18,000.00 per annum (exclusive)

Rent to be payable quarterly in advance. The tenancy will be granted on FRI terms.

**REFERENCES**

Three references to include 1 Bank and 2 business/trade references will be required from any intending applicant. These will be submitted to the Landlords for approval prior to instructing Solicitors.

**FIXTURES & FITTINGS**

Fitted security shutters to external ground floor windows, suspended ceilings to ground floor, gas central heating boiler and central heating radiator system. Cat II lighting and power points as fitted throughout the property. All items mentioned in the nature of fixtures and fittings and referred to in these letting particulars will be included within the tenancy, all other items being expressly excluded.

**VAT**

We are advised VAT is not applicable to this transaction.

**EPC**

Available with these particulars.

**VIEWING**

By strict appointment with the Sole Agents :

**John Emms Commercial Tel: 01384 257284**

Email: [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)

Website: [www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)

**SUBJECT TO CONTRACT**

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