

Land & Buildings on c. 2.49 acres available To Let – Suitable for a number of commercial uses – Subject to consents

998.20m²
(10,744ft²)

- Busy location off Black Country New Road
- Traffic count circa 40,000 vehicles per day (DFT data)
- Adjacent to Wednesbury Parkway Park & Ride
- c. 2.49 acres
- Mixed commercial location
- Suitable for a variety of uses – subject to planning consent
- Quoting rent on application



TO LET



Location



Gallery



Contact

FHP are pleased to bring to the market to let, a two storey former leisure/health club located on the very busy Black Country New Road located between West Bromwich and Wolverhampton.

Location

The subject premises is located closest to Wednesbury, and equidistant from West Bromwich and Wolverhampton which sit to the south and north respectively. The premises is located off Black Country New Road which is the main arterial route (40,000 daily vehicle movements – DFT data) serving the two densely populated conurbations, with the surrounding area being predominantly trade / industrial / retail.

The property is extremely well connected by road, but also sits adjacent to Wednesbury Parkway which is on the West Midlands Metro Network.

Description

The subject premises comprises a two storey former gym/health club premises with sales space to both ground and first floor levels. Sitting on a site of approx. 2.49 acres, car parking is provided to the remainder of the site and provides spaces for approximately 100 vehicles. Access is via Hallens Drive.

Mains gas, electricity and water supplies are all provided.





Floor Areas

Description	m ²	ft ²
Ground Floor	998.20	10,744
First Floor	707.06	7,616
Total	1,705.26	18,360

Lease Terms and Rental

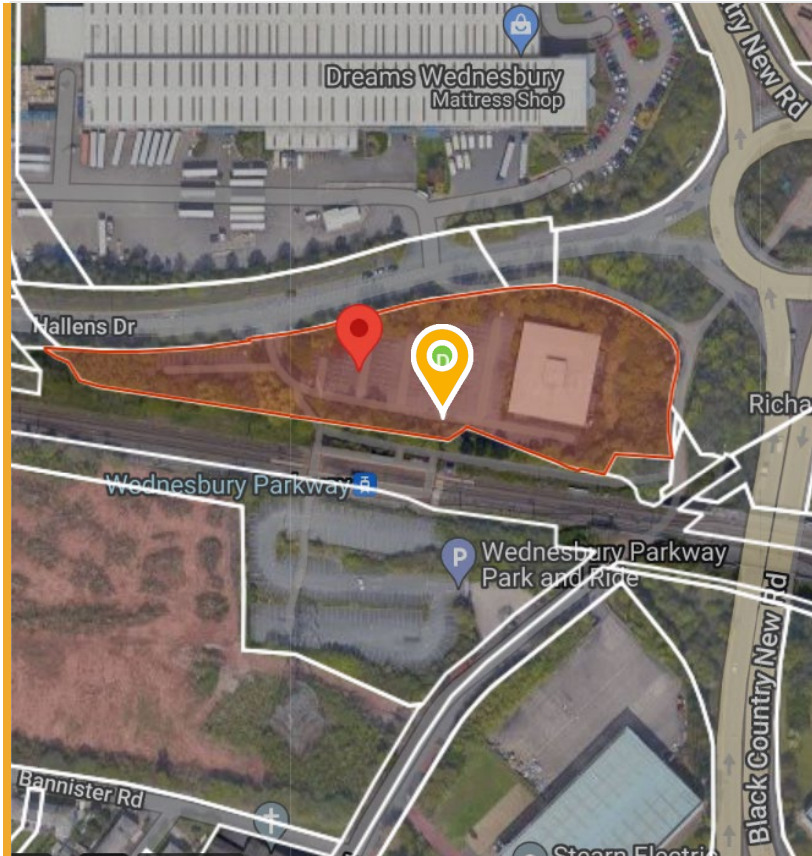
Subject to formal vacant possession, the property is available by way of a new, effectively full repairing and ensuring lease for a term to be agreed. Rental offers are invited in the region of:-

On application

VAT, Service Charge, Business Rates and utilities will be charged in addition to the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £146,000

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Planning

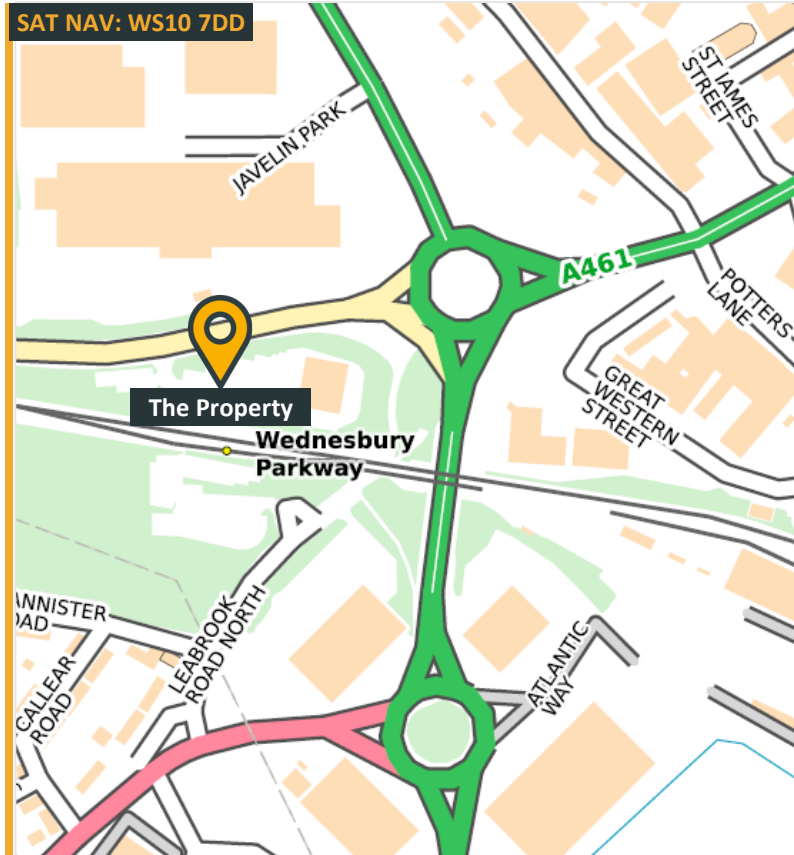
The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

Rated B41 - a copy of the Energy Performance Certificate is available on request.

VAT

The property is elected, and VAT will be charged in addition to the rent.



Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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