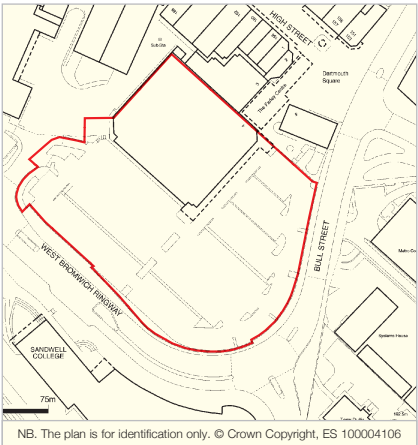


**West Bromwich**  
**4 Farley Centre**  
**Princes Parade**  
**High Street**  
**West Midlands**  
**B70 7QU**

- **Long Leasehold Vacant Former Supermarket**
- Comprising a total of 2,811 sq m (30,257 sq ft)
- Site area of 1.224 hectares (3.024 acres)
- Presently subdivided into three units
- Prominent town centre location between High Street and Sandwell College
- Includes 350 space car park

**Vacant**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**

Leasehold. Held for a term of 126 years and 6 months (less 3 days) from 19th January 1987 (thus having some 96 years unexpired) at a peppercorn ground rent.

**Location**

West Bromwich is a retail and commercial town located some 5 miles to the north-west of Birmingham and forms part of the West Midlands conurbation. Junction 1 of the M5 Motorway is located close to the town, as is Junction 9 of the M6 Motorway. The property is prominently situated in the town centre, between High Street and the £77 million Central Campus of Sandwell College. The site is bordered to the east by Bull Street and to the south by the West Bromwich Ringway, which provides access to the car park. Occupiers close by include BHF Electrical (adjacent), Bargain Buys, Wilko, William Hill, Farmfoods, Brighthouse and West Brom Building Society.

**Description**

The property was originally constructed as a single unit, but more recently has been subdivided into three units, providing sales accommodation to the ground floor together with Unit 1 having ancillary accommodation and plant room to part first floor. The site extends to 1.224 hectares (3.024 acres) and provides a level, surfaced car park for 350 vehicles. The shops benefit from rear goods access.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation (GIA)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Vacant	Ground Floor	1,250.95 sq m	(13,465 sq ft)			
		First Floor	96.95 sq m	(1,044 sq ft)			
Unit 2	Vacant	Ground Floor (1)	189.00 sq m	(2,034 sq ft)			
Unit 3	Vacant	Ground Floor (1)	1,274.10 sq m	(13,714 sq ft)			
<b>Total</b>			<b>2,811 sq m</b>	<b>(30,257 sq ft)</b>			

(1) Not inspected by Allsop.  
Area taken from [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
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