

West Bromwich

Parham House, 404-430 High Street, West Midlands B70 9JR

- **An Imposing Freehold Detached Five Storey Commercial Building**
- Arranged to provide Three Retail Units and Five Floors of Office Accommodation
- One Retail Unit subject to a Commercial FRI Lease
- Remainder Vacant
- Permitted Development granted for Change of Use of Offices to provide Forty-Seven Dwellings
- Possible potential for further Redevelopment of the Roof subject to obtaining all necessary consents
- **Current Rent Reserved**

**£26,000 per annum
from One Retail Unit
with Remainder Vacant**

To View

Please call the Joint Auctioneer.
Tel: 0121 525 0600.

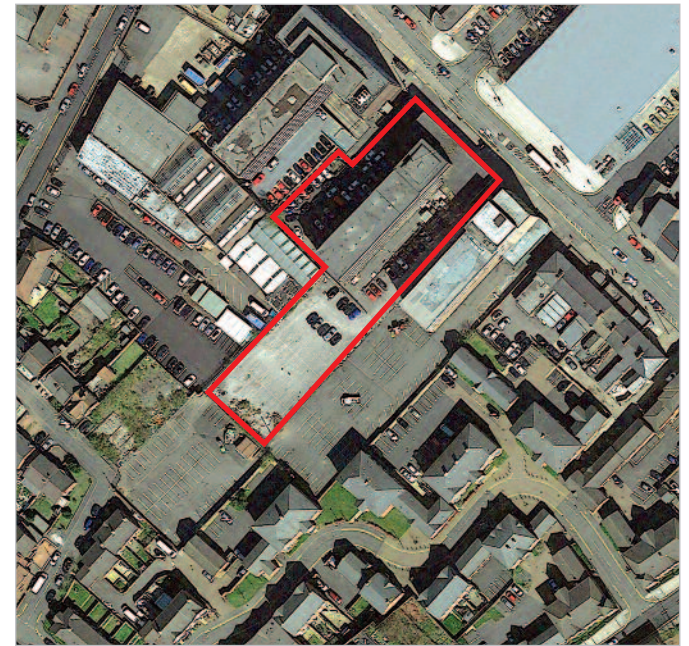
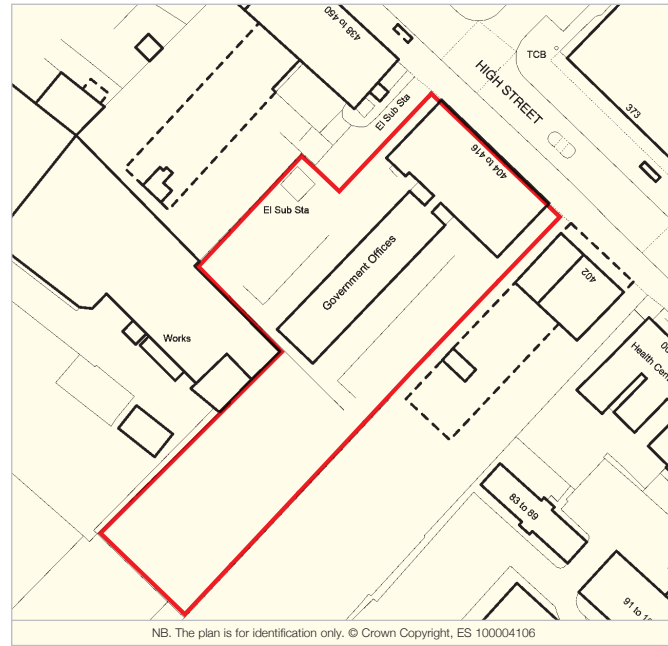
Joint Auctioneer

Messrs Bond Wolfe (Ref: Mr J Mattin).
Tel: 0121 525 0600.
Email: jamesmattin@bondwolfe.net

Seller's Solicitor

Messrs Bude Nathan Iwanier
(Ref: B Dubiner).
Tel: 0208 209 2454.
Email: bd@bnilaw.co.uk

**INVESTMENT/PART VACANT –
Freehold Building with
Permitted Development**



Tenure

Freehold.

Location

West Bromwich is located to the east of Dudley, with Birmingham to the south-east via the A41 Birmingham Road. High Street West Bromwich is located off Black Country New Road (A41). The property is situated on the south side of High Street, almost opposite its junction with Shaftesbury Street. Rail services run from Sandwell and Dudley Station. Extensive shops, including Primark, Sports Direct and River Island, together with an Odeon Cinema, can be found in the nearby New Square development. The open spaces at Dartmouth Park and Sandwell Valley Country Park are within reach.

Description

The property comprises an imposing detached commercial building arranged over ground and four upper floors. The building is arranged to provide three retail units on the ground floor with offices above. There is a 12-person lift (not tested) with a generous parking area to the side and rear accommodating approximately 76 parking spaces.

Accommodation and Tenancies

A schedule of Accommodation is set out below. The following information was supplied by the Joint Auctioneers.

Site Area Approximately 0.333 Hectares (0.823 Acres)

Planning

Local Planning Authority: Sandwell Metropolitan Borough Council.
Tel: 0121 569 4055.

Permitted development (Ref: PD/16/00601) for 47 dwellings was granted on 10th October 2016. For further information, potential buyers are advised to check the legal documents.

Further possible potential for further redevelopment on the roof, subject to obtaining all necessary consents.

| Property | Accommodation | NIA Area sq m | NIA Area sq ft | Terms of Tenure | Current Rent £ p.a. |
|---|-----------------------------------|----------------------|---------------------|---|---------------------|
| Parham House (also known as 416 High Street) | Ground Floor Office Accommodation | 337.78 sq m | 3,636 sq ft | Vacant | - |
| | First Floor Office Accommodation | 769.30 sq m | 8,281 sq ft | | |
| | Second Floor Office Accommodation | 769.30 sq m | 8,281 sq ft | | |
| | Third Floor Office Accommodation | 475.93 sq m | 5,123 sq ft | | |
| | Fourth Floor Office Accommodation | 475.93 sq m | 5,123 sq ft | | |
| | Total Net Internal Area | 2,828.25 sq m | 30,444 sq ft | | |
| 404-406 High Street | Ground Floor Retail Unit | 185.30 sq m | 1,995 sq ft | Subject to a commercial FRI lease in favour of Nelly (UK) Limited (t/a WB Zabka Convenience Store) for a term of 10 years from 5th May 2011 | £26,000 p.a. |
| | Storage | 21.70 sq m | 234 sq ft | | |
| | Office Accommodation | 5.00 sq m | 54 sq ft | | |
| | Kitchen | 2.30 sq m | 25 sq ft | | |
| | Total Net Internal Area | 214.3 sq m | 2,308 sq ft | | |
| 412 High Street | Ground Floor Retail Unit | 51.40 sq m | 533 sq ft | Vacant | - |
| | Total Net Internal Area | 51.40 sq m | 533 sq ft | | |
| 414 High Street | Ground Floor Retail Unit | 65.90 sq m | 709 sq ft | Vacant | - |
| | Storage | 34.70 sq m | 374 sq ft | | |
| | Total Net Internal Area | 100.60 sq m | 1,083 sq ft | | |
| Car Parking | 76 Car Parking Spaces | - | - | Vacant | - |

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsoop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

