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RETAIL PROPERTY



244, High St, West Bromwich B70 7QG

RESTAURANT /SHOP TO LET/FREEHOLD FOR SALE

Location

The restaurant is located in the pedestrianised High Street. There are currently 3 Shopping Centre's in the town either side of the High Street; Kings and Queens which in turn links to New Square.

Directly adjacent to the restaurant the former Star and Garter PH has been demolished and is to be replaced with a development of 60 apartments. Nearby retailers include New Look and West Bromwich BS.

Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	226	2,436
First Floor Sales & Storage	232	2,501

Lease

The property is available by way of a new lease at a rental of £30,000pax or alternatively the freehold is available at £300,000.

Rates

The premises have been given a rateable value of £28,500 in the 2023 list.

(Rate in £ 55.5pence or 49.9 pence small business 2025/6)

Interested parties are advised to make their own enquiries

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

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34 South Molton Street
London
W1K 5RG
Tel: 020 7486 6550
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On the instructions of



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