

# EXCITING NEW RETAIL/LEISURE DEVELOPMENT ADJACENT TO FARLEY CENTRE – WEST BROMWICH RINGWAY B70 7QU

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The Metropolitan Borough of Sandwell (West Bromwich) has a **population circa 320,000 persons**, in close proximity to Junction 1 of the M5 Motorway.

## Location

The premises are superbly located in the centre of West Bromwich, adjacent **JD Gyms** which opened in September, and also adjacent to the new **iconic £77m Sandwell College** which has around **3,600 students** from across the Black Country area, close to one end of the busy High Street, to the **Indoor Market, City Bus Station**, and the **West Bromwich Central Metro Station** with trams to Birmingham every 6 – 8 minutes.

## The Opportunity

The premises have been split into two, one unit now taken and operated by **JD Gyms** leaving another to be let.

Both units share a car park for approximately **200** cars.

## Accommodation

The existing premises consist of:-

|        |              |               |                        |           |
|--------|--------------|---------------|------------------------|-----------|
| Unit 1 |              | 21,204 sq.ft. | 1,969.85m <sup>2</sup> | JD Gyms   |
| Unit 2 | Ground floor | 8,331 sq.ft.  | 774m <sup>2</sup>      | TO BE LET |
|        | First floor  | 1,044 sq.ft.  | 96.95m <sup>2</sup>    |           |

## Lease

The proposed leases will be 15 years with 5 yearly upward only rent reviews, based on RPI.

## Rent

On application

## Planning

Open A1

## Timing

Immediate

## Viewing and Further Information



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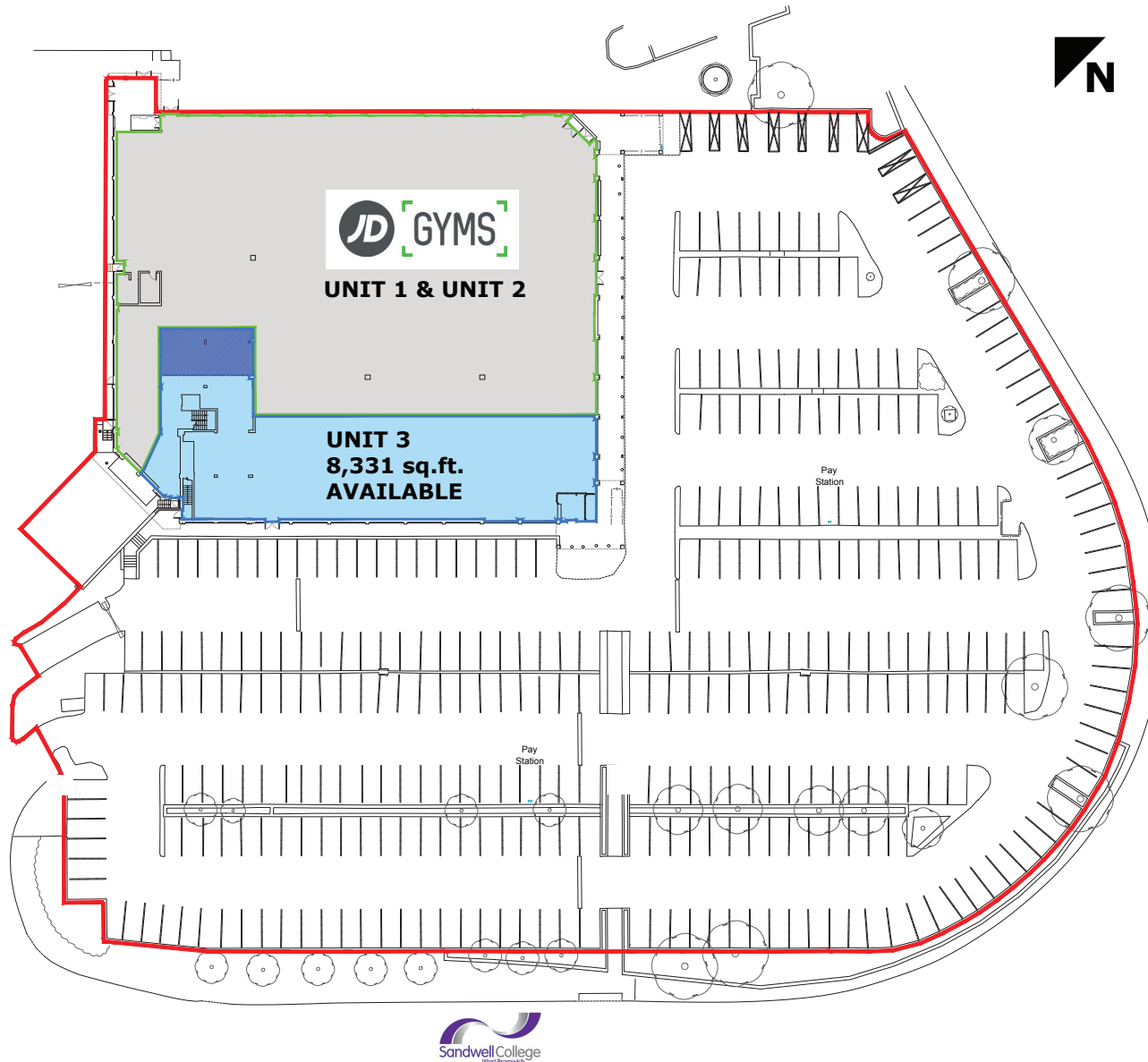
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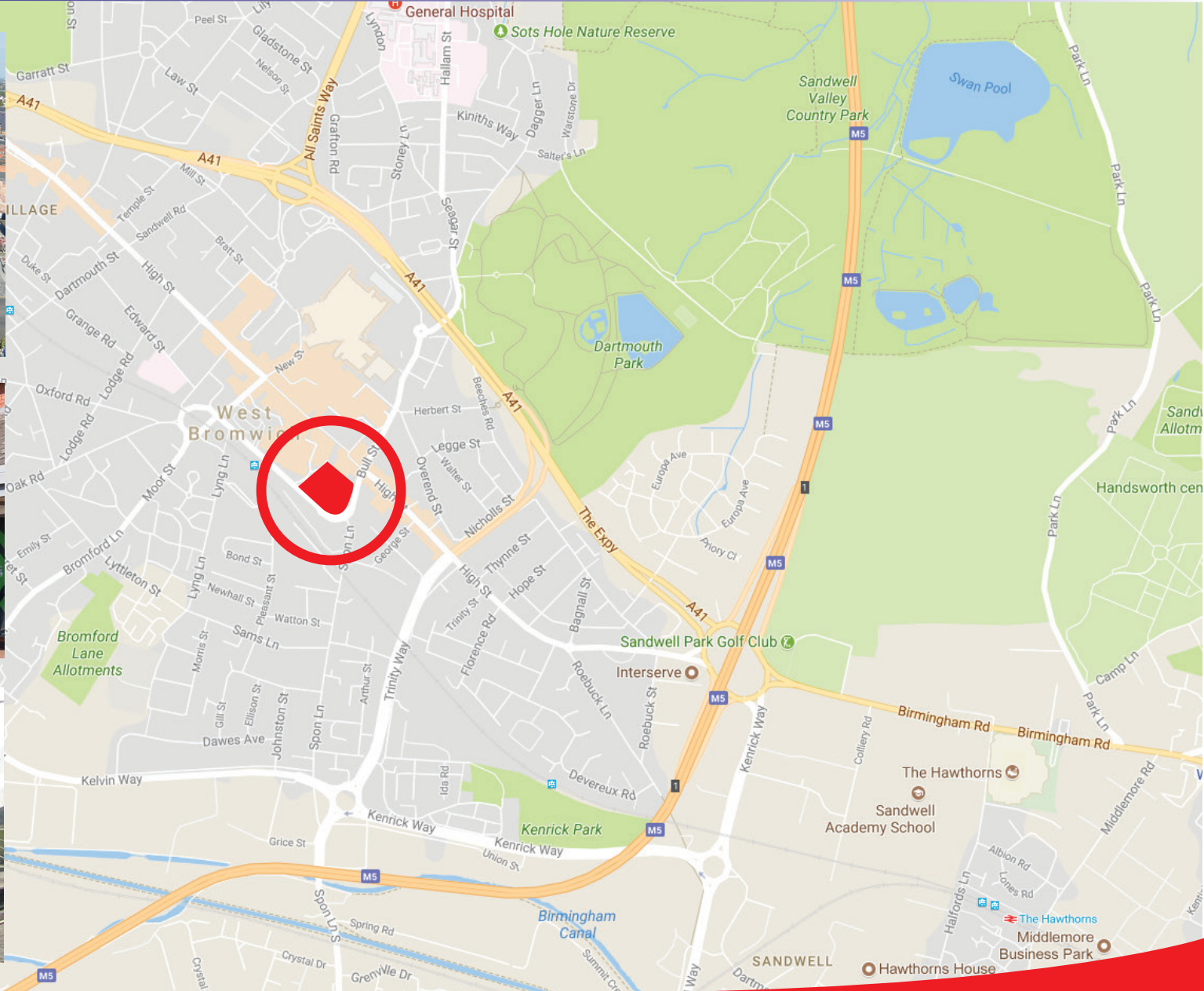
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