

RETAIL, TRADE COUNTER, WAREHOUSE | TO LET

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UNIT 2, PIKEHELVE STREET, WEST BROMWICH, B70 0TU

3,213 SQ FT (298.50 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Trade Counter / Retail with First Floor Stores  
and Offices

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- 3,213 ft<sup>2</sup>
  - £20,000 Per Annum
  - Small Business Rates Exempt
  - Excellent Transport Links
  - Fully Refurbished Trade Counter
  - Private Car Parking
  - Security Shutters
  - New Roof
- 





## DESCRIPTION

The property comprises a trade counter / retail unit, providing an open-plan showroom on the ground floor which also includes separate WC and kitchen facilities.

An internal staircase provides access to the first floor, which offers additional storage space and three cellular offices. The storage area benefits from excellent working height and benefits from additional storage at mezzanine level.

This well-located property offers a practical layout suitable for a range of trade, retail, or showroom uses.





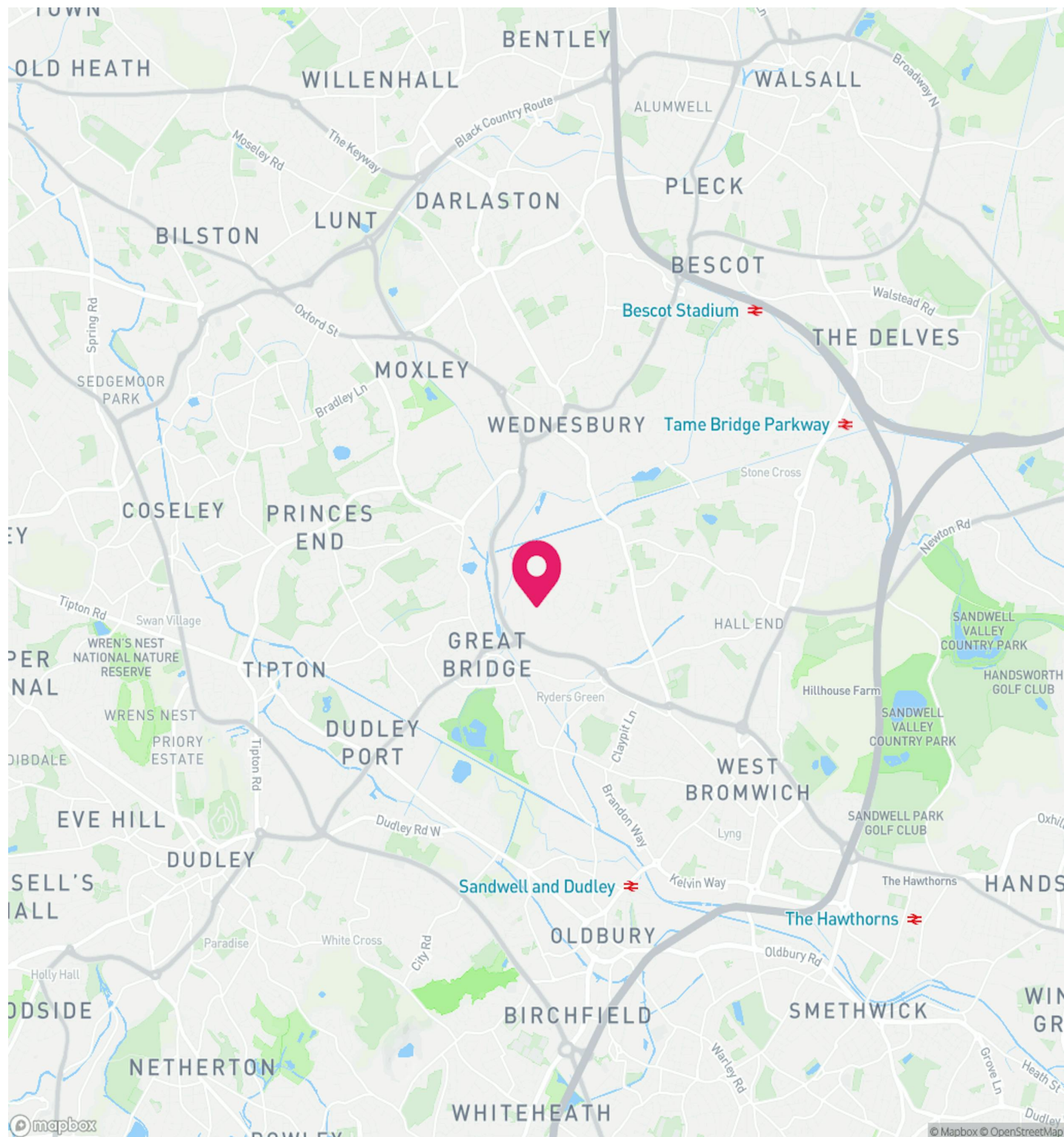
## LOCATION

### DUCKS.MOVING.FLAMES

The property occupies a prominent position on Pikehelve Street, West Bromwich, within a well-established commercial and industrial area. The location offers excellent transport links, making it highly accessible for logistics, distribution, and trade businesses.

The Black Country New Road (A41) is conveniently located just half a mile away, providing a direct route to Junction 1 of the M5 motorway, approximately three miles from the site. This ensures quick and efficient connections to the national motorway network, facilitating easy access to Birmingham, the wider West Midlands, and beyond.

West Bromwich Town Centre is 2.5 miles distant.





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Trade Counter	1,197	111.20	Available
1st - Storage / Office	1,172	108.88	Available
Mezzanine - Storage	844	78.41	Available
<b>Total</b>	<b>3,213</b>	<b>298.49</b>	



## SERVICES

We understand that the premises benefit from all mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof of funds to satisfy Anti-Money Laundering protocols.

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£11,750. Small business rates exemption subject to tenant qualification

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## RENT

£20,000 per annum

## POSSESSION

The property is immediately available following the completion of legal formalities.

## EPC

B (42)

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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