

Lot 6

West House, Lombard Street West,
West Bromwich, West
Midlands B70 8EG
GUIDE PRICE: £795,000



VACANT OFFICE BLOCK WITH PLANNING GRANTED FOR DEVELOPMENT

This property currently comprises a 1950s detached office building planned over ground to fourth floor level with undercroft parking. This site has been granted planning permission under reference DC/13/56516 for a mixed use scheme comprising a ground floor commercial unit, undercroft car parking for 22 spaces and 6 floors of residential accommodation above allowing for a total of 60 apartments. The property is therefore being sold with the full benefit of this planning consent and will be of interest to developers.

LOCATION

The site is located on the south side of Lombard Street West between High Street and Edward Street, approximately 50 metres north of Edward Street Hospital. High Street connects to the A41 Expressway which in turn connects to junction 1 of the M5 motorway. The town

centre has undergone recent redevelopment including the New Square Retail Park that is also close at hand. Good transport facilities exist in the locality between close to West Bromwich Central Bus Station and Metro station. We understand that VAT is not applicable to this Lot.

ACCOMMODATION

Current building:

Ground floor: Rooms 1&2: 46.50m² RV £4,200, Rooms 3–6: 73.70m² RV £6,200, Rooms 7–11: 80.30m² RV £6,800

First Floor: Rooms 101–103: 67.40m² RV £5,729, Rooms 104–106: 53.60m² RV £4,547, Rooms 107–118 206.90m² RV £17,590

Second Floor: Rooms 201–204: 85.80m² RV £7,200, Rooms 205–209: 88.70m² RV £7,500, Rooms 210–216: 126m² RV £10,250, Rooms 217–218: 29.80m² RV £3,050

Third Floor: Rooms 301–207:

110.60m² RV £9,400, Rooms 308–318: 203m² + 5 parking spaces RV £18,750

Fourth Floor: 388.40m² RV £33,000

Car Park: 34m² RV £6,800

PLANNING

The planning granted allows for the following:

Ground Floor: retail unit approx 1765 sq ft

First and Second Floors: 5 × studio apartments approx 450 sq ft each, 2 × one bedroom apartments approx 577 sq ft each, 13 × 2 bedroom duplex apartment approx 828 sq ft

Third and Fourth Floors: 4 × studio apartments approx 450 sq ft each, 2 × one bedroom apartments approx 577 sq ft each, 14 × 2 bedroom duplex apartments approx 828 sq ft each

Fifth and Sixth Floors: 4 × studio apartments approx 450 sq ft each, 2 × one bedroom apartments approx 577 sq ft each, 14 × 2 bedroom duplex apartments approx 828 sq ft each

Therefore in total the planning comprises 1 commercial unit, 13 × studio apartments, 6 × one bedroom apartments and 41 × 2 bedroom duplex apartments

LOCAL AUTHORITY & TAX RATING

Sandwell Metropolitan Borough Council 0845 358 2200

TENURE

Freehold

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID