

# Lot 92

Vacant Possession (1)

12 Lombard Street,  
**West Bromwich, West Midlands B70 8RT**  
Freehold Office with Development Potential



## Tenancy and accommodation

# Lot 92

Vacant Possession (1)

Floor	Use	Floor Areas (2) (Approx)		Tenant
Ground	Office	825 sq m	(8,881 sq ft)	VACANT POSSESSION (1)
First	Office	973 sq m	(10,473 sq ft)	
Second	Office	973 sq m	(10,473 sq ft)	
<b>Totals</b>		<b>2,771 sq m</b>	<b>(29,827 sq ft)</b>	

(1) There is an electricity substation on site which is subject to a lease in favour of Western Power Distribution (West Midlands) Limited for a term of 25 years from 01/11/2005 at a current rent reserved of £400 p.a.x. and subject to rent review on 01/11/2020 and 2025.  
(2) Gross Internal Areas.

### Key Details

- Comprises approximately 2,771 sq m (29,827 sq ft)
- Town Centre location close to High Street
- Residential redevelopment potential with potential to add additional floors (subject to consents)
- Car parking for approximately 11 cars

### Location

**Miles:** 6 miles north-west of Birmingham City Centre  
9 miles south-east of Wolverhampton  
**Roads:** A41, M5 (Junction 1)  
**Rail:** Sandwell & Dudley Railway Station  
**Air:** Birmingham International Airport

### Situation

West Bromwich is a major town some 7 miles north-west of Birmingham City Centre. The property is situated on the west side of Lombard Street, some 50 metres to the north of High Street. Occupiers close by on High Street include Barclays, TSB and NatWest, together with the Astle Outlet Park where occupiers include B&M, Marks & Spencer, Gap, Nike and Trespass. There is a public car park close by on Lombard Street.

### Description

The property comprises office accommodation on the ground, first and second floors. The property benefits from car parking for approximately 11 cars and may be suitable for residential redevelopment (subject to necessary consents). There is an electricity substation on the site.

### Tenure

Freehold.

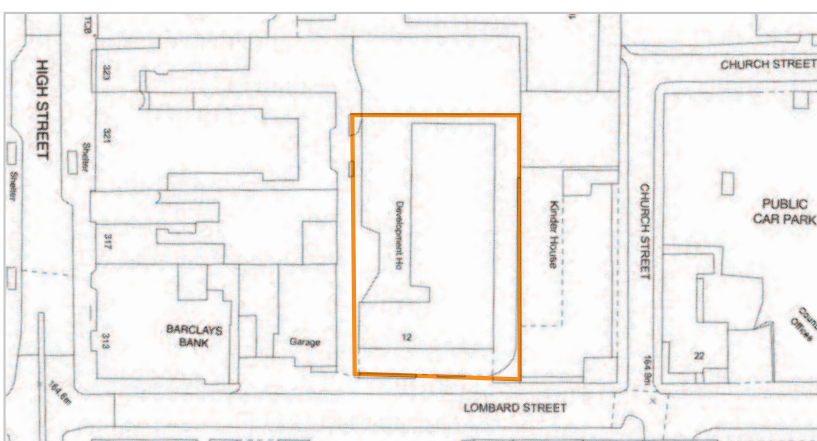
### VAT

VAT is applicable to this lot.

### Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Billy Struth.  
+44 (0)20 7034 4854.

### Six Week Completion



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**Acuitus**  
**John Mehtab**  
+44 (0)207 034 4855  
john.mehtab@acuitus.co.uk

**Acuitus**  
**Billy Struth**  
+44 (0)207 034 4854  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Reed Smith LLP**  
**Daniel Ellison**  
+44 (0)203 116 3562  
dellison@reedsmith.com