

TO LET
OFFICE SPACE AT
10 ST MICHAELS COURT,
WEST BROMWICH

12/2024



**SEALED OFFERS IN EXCESS OF £12,500 PER ANNUM,
EXCLUSIVE OF SERVICE CHARGE.**

CLOSING DATE - NOON TUESDAY 31 DECEMBER 2024

PROPERTY SERVICES

07823 892 130

Email: property_services@sandwell.gov.uk

10 St Michaels Court, Victoria Street, West Bromwich, B70 8ET

Location

The premises is situated within St Michaels Court on Victoria Street, in West Bromwich town centre and benefits from excellent transport links which are within walking distance.

The property is within close proximity to the New Square Centre which offers a range of shops, cafes and restaurants.

Pedestrian access is provided to the front of St Michaels Street, with vehicular access to the rear of the premises off Victoria Street.

The location plan attached outlining the approximate demise is for identification purposes only.

Description

The property consists of a purpose brick built two storey office accommodation surmounted by a pitch roof, with the benefit of an external mechanical lift.

The property has a net internal area of 1303 sq ft (121.05 sqm) and has the benefit of three allocated car parking spaces located at the rear of the property off Victoria Street.

Offers of Rent

Offers are invited in excess of £12,500 per annum.

Applications for premises must be made on the formal sealed offer and application to lease form, which can be accessed via the following link:

https://my.sandwell.gov.uk/service/application_to_lease

In order to fill in an application to lease form, you will be asked to create a My Sandwell Account. If you already have a My Sandwell account you will be asked to log in.

Once you have completed the form, you will receive an automated email confirming your application has been submitted, with a list of documents that will be required. Please note, offers will not be opened until after the closing date.

If an offer is accepted the property will be placed "Under Offer" and taken off the market. For the property to be formally "Under Offer", however, the offeror will be required to pay an online payment of £750 towards the council's initial fees; all other fees will be collected near formal completion of the lease.

The under offer fee is non-refundable and will only be returned if the lease does not proceed purely as a result of reasons beyond the control of the prospective lessee.

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In addition, prior to a lease being granted and as part of the due diligence process, the Council will require the following from the successful offeror: -

- Certified identification documents (i.e. driving licence and passport) from a Solicitor, from their firm's email address.
- Completion of the Council's Anti Money Laundering Declaration Form, together with the necessary supporting documentation (e.g. 12 months bank statements)
- Proof of home address (e.g. personal bank statement, utility bill)
- A satisfactory credit report from an accredited credit reference agency, which will need to include the scoring information.
- Company accounts for the last three years or from the time of trading, if the lease is to be granted to a registered company.

Any other documents that may be required as part of your application, will be set out in the Heads of Terms.

Submission of all necessary documents will be required by email, together with the under offer fee, within 4 weeks from the date of the Heads of Terms; you will be asked to provide confirmation in respect of the under offer fee.

Failure to adhere to the above timescales and failure to provide the documents in the required format will result in your offer being withdrawn, without any further notice.

Rent will be payable in advance via standing order. A rent deposit bond equal to three months of the agreed rent will also be required.

The Council will insure the building but will recover the insurance premium from the tenant by way of additional rent.

Lessees will be responsible for payment of the Council's legal costs in connection with preparation of the lease.

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

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User

The premises may be used for any office use within Class E of the Town and Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020.

If the proposed use is a departure from the existing planning use for the premises, then the offeror will be required to make a rental offer based upon their intended use.

For general planning enquiries or change of use enquiries, please contact the Council's Planning reception on 0121 569 4054 or alternatively email planning@sandwell.gov.uk

Viewings

Viewings have been scheduled to take place on the following dates and times.

Monday 9 December 2024 between 09.30 am – 10.00 am

Friday 20 December 2024 between 10:00 am – 10:30 am

However, you will need to email property_services@sandwell.gov.uk to book a space; a maximum of 2 individuals per booking slot will be allowed. Details of the individual/s attending will need to be provided within the booking email.

Please note, if you fail to book the viewing prior to the visit as mentioned above, you will not be given access to the premises.

Lease Term

The lease of the premises will be on the Council's standard conditions for a term of five years on a full repairing and insuring basis.

Insurance

The Council will insure the building but the lessee will be responsible for payment of the yearly premium which will be collected by way of an additional rent.

The lessee will also be responsible for insuring the property against additional risks and also the Council's fixtures and fittings associated with the property.

Service Charge

The lessee will be responsible for a service charge of £1,050 per annum plus VAT, throughout the term and apportioned where applicable.

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Lease Conditions

The lease will be granted on the Council's standard conditions to include:

- The Lessee completing a formal lease prior to occupation of the premises.
- Any such clauses & conditions as the Council deem necessary to accommodate the lessees proposed use of the premises.
- The Lessee meeting the Council's legal costs in connection with the grant of the lease and/or any other relevant legal documentation.
- The Lessee providing a rent bond equal to 3 months of the agreed rent and to entering into a Rent Deposit Deed prior to occupation of the premises
- Prohibition against any Subletting of the premises.
- Assignment of the lease will be by prior written consent of the Council such consent only to be given on the strict understanding that the prospective tenant meets with the Council's approval and enters into any required legal documentation and/or the out-going tenant enters in to an Authorised Guarantee Agreement.
- The lessee will be required to sign the draft lease within 4 weeks of dispatch. In the event of timescales not being adhered to the Council reserves the right to withdraw the offer and commence remarketing thereof.

Business Rates

The lessee will be responsible for payment of business rates for the both the property and the three allocated car parking spaces.

Rateable value for the property - £17,250 per annum.

Rates payable £8,608 per annum.

Rateable value for the three allocated car parking spaces - £990

Rates payable £494 per annum.

For further information regarding business rates, please contact them directly by accessing the link below for contact details.

https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates

Energy Performance Certificate

The building has been given an energy performance rating of "D".

10 St Michaels Court, Victoria Street, West Bromwich, B70 8ET

Energy Performance Certificate Non-Domestic Building



10 St. Michaels Court
Victoria Street
WEST BROMWICH
B70 8ET

Certificate Reference Number:
0990-0438-9329-2605-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 77 This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	186
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	56.54
Primary energy use (kWh/m ² per year):	329.13

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

80 If typical of the existing stock

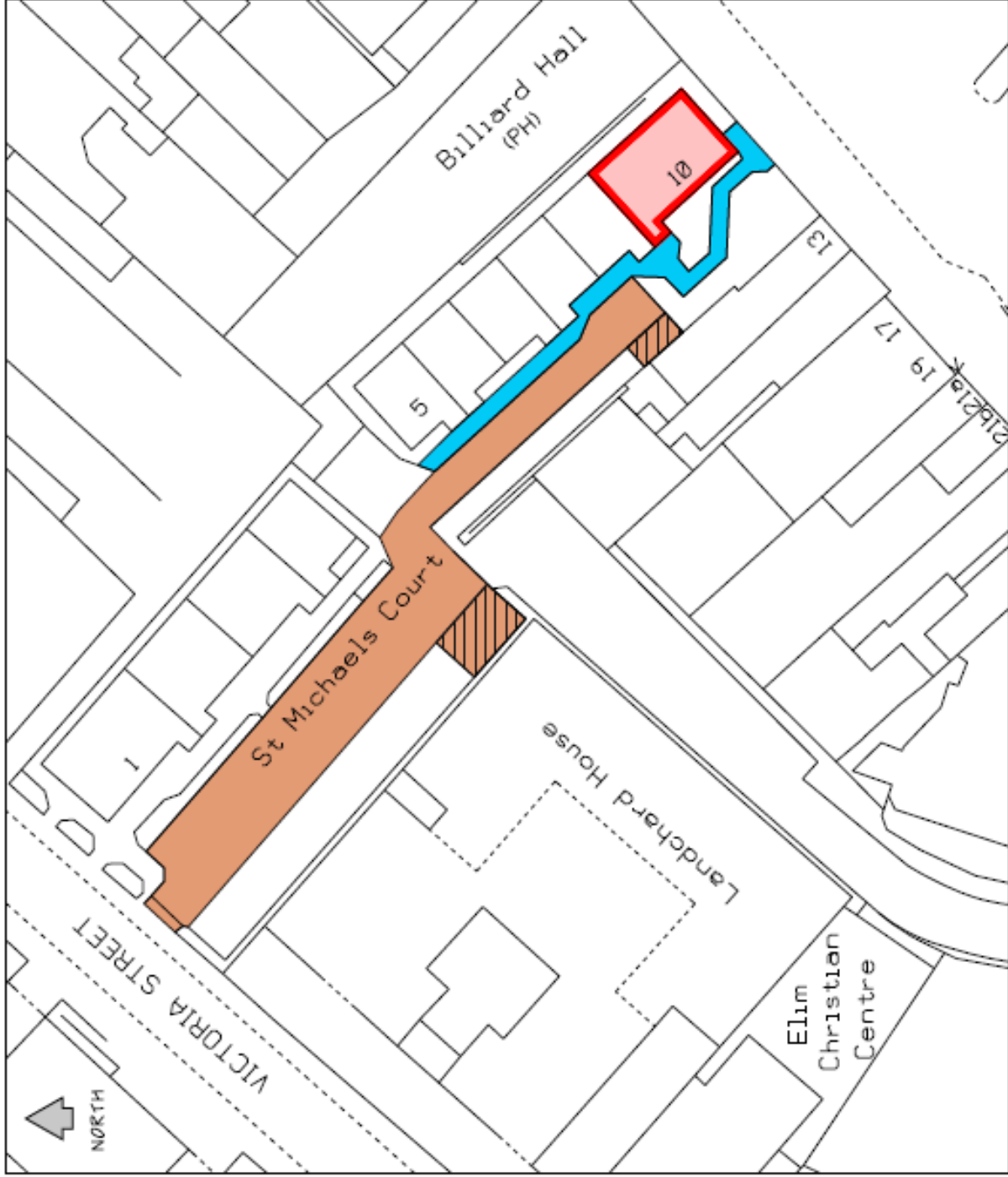
LEGEND

DESIGNATION
10 ST MICHAELS COURT
VICTORIA STREET
WEST BROMWICH

AREA

PLAN NUMBER	SAM/50260/003	
SANDWELL	SP0091SW	TECHNICAL 197
SCALE	1:500	CENTROID 480362/291186
DRAWN	DM	DATE 02-DEC-2019

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2019



Sandwell Business Growth

Sandwell Council is motivated by the desire to achieve 'social' goals as part of its Social Value initiative to help improve its social, economic and environment wellbeing, such as changes in levels of employment, education, health and carbon-footprint. These additional benefits can almost take any form from the very tangible, such as jobs, training and apprenticeship opportunities, or sub-contracting opportunities for small businesses.

The Council's Think Sandwell Team is open for business and eager to help companies by offering a range of support, such as:

Business support and advice – for every Sandwell business from start-ups to global companies (and companies looking to invest in our borough)

Location and relocation services – including free property searches and accompanied site visits

Development ready support – such as fast-track planning and other decisions on key local projects

Accessing finance – which means identifying sources of gap funding for business ventures (including any available grants, loan finance, equity partners and venture capital)

Technical expertise – giving you links to universities, industry networking, innovation hubs and forums, and the professional sector

Strategic partners – helping you identify and establish key contacts and networks to accelerate your business growth plans

Recruitment of suitable talent – our free recruitment and training services can help you attract the right staff.

Becoming a supplier to Sandwell Council – we can support you to register on the Sandwell INTEND procurement portal.

If you are a first-time employer, we can help ensure you have everything in place to make the process run smoothly Sandwell Business Growth also offers a range of services from recruitment to apprenticeship support.

For more information on Business Growth Support please visit <https://sandwellbusinessgrowth.com/>

For more information about social value and community benefits for targeted recruitment and training you can contact the Community Benefits & Social Value Officer Karen Richards on karen_richards@sandwell.gov.uk

Misrepresentation Act 1967.

The particulars given below do not constitute any part of an offer or contract. They are intended only as a guide to prospective lessees to enable them to

decide whether to make further enquiries with a view to taking up further negotiations, but they are otherwise not intended to be relied upon. All reasonable care has been taken in the preparation of these particulars, but their accuracy is not guaranteed. Any prospective lessee should make further enquiries and searches as are normally made and these particulars are furnished on the express understanding that neither the Council nor its officers or agents are to become under any liability or claim in respect of their content.