



ROADSIDE DEVELOPMENT OPPORTUNITY

Land at Black Lake, West Bromwich B70 OPP

RAPLEYS

Colliers
INTERNATIONAL

SUMMARY

- Highly prominent development opportunity
- Expressions of interest being sought
- Frontage to Black Lake (A4196) and New Swan Lane.
- Approximately 3.09 acres (1.25 hectares)
- Roadside development opportunity, for retail, licensed and leisure, drive thru and residential uses, subject to the necessary consents

LOCATION

The subject property is located in a highly prominent position with dual frontage to Black Lake (A4196) and New Swan Lane. The A4196 is one of the arterial routes in and out of West Bromwich. The property is within the Black Lake area of West Bromwich and is located 1.3 miles north of West Bromwich town centre and 2 miles from Junction 8 of the M6.

The immediate area is predominantly residential with some commercial uses including, Darlaston Builders Merchants Ltd, Kwik Fit and various vehicle dealerships. Located just over a mile south of the site is West Bromwich town centre which includes the New Square shopping centre. Occupiers here include Primark, Sports Direct, Next, H&M Poundworld and many more.

DESCRIPTION

The property comprises a cleared and levelled plot of land. The site benefits from access from both nearside and offside traffic off Black Lake (A4196) and New Swan Lane. Towards the rear of the site along the eastern boundary is the Midland Metro tram line route and the Balls Hill Branch Canal is positioned along the northern boundary.

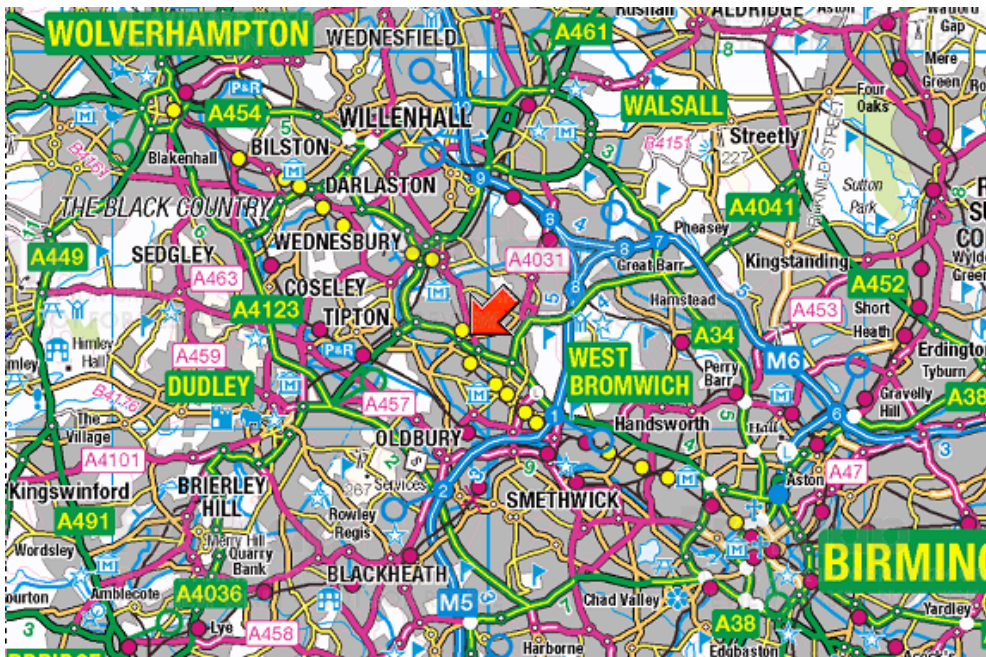
SITE AREA

The site extends in total to approximately 3.09 acres (1.25 hectares).

PLANNING

The property is not allocated within the West Bromwich Area Action Plan. We assume that each planning application will be considered on it's own merits.

For further information on planning, we recommend that interested parties contact Sandwell Metropolitan Borough Council on 0121 569 2200.



Location Plan, Promap

Sketch Layout Option 1 – Discount Food Store Led Scheme



Sketch Layout Option 2a – Family Pub/Restaurant Led Scheme



Sketch Layout Option 2b – Family Pub/Restaurant Led Scheme



SPECULATIVE SCHEME OPTIONS

OPTION 1

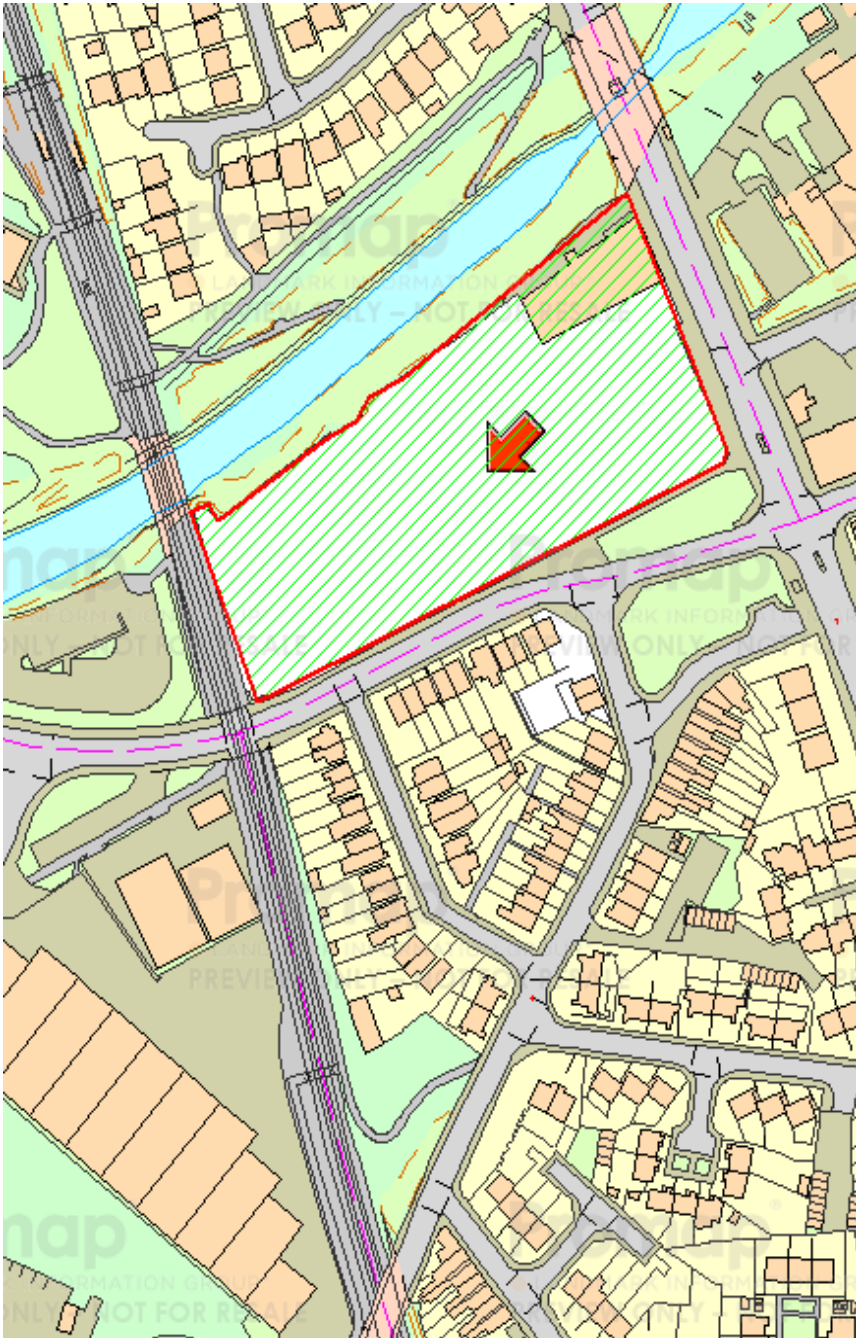
- **Discount food store** measuring 18,000 square feet with a 123 car parking space allocation. Frontage to Black Lake (A4196) and New Swan Lane.
- **Drive thru restaurant** unit measuring 2,648 square feet with access to 57 shared car parking spaces. Suitable for fast food operators
- **Drive thru coffee shop** measuring 1,800 square feet. Access to 57 shared car parking spaces.
- Two **retail units** each measuring 1,200 square feet each.

OPTION 2a

- **Pub/Restaurant** with a ground floor area of 9,407 square feet and 3,724 square feet on the first floor. Frontage to Black Lake (A4196) and New Swan Lane with 100 allocated car parking spaces.
- 5,000 square feet **convenience store** unit with access to 96 shared car parking spaces.
- **Drive thru restaurant** unit measuring 2,648 square feet with access to 96 shared car parking spaces. Suitable for fast food operators
- **Drive thru coffee shop** measuring 1,800 square feet. Access to 96 shared car parking spaces.
- Two **retail units** each measuring 1,200 square feet each.

OPTION 2b

- **Pub/Restaurant** with a ground floor area of 9,407 square feet and 3,724 square feet on the first floor. Frontage New Swan Lane with 100 allocated car parking spaces.
- **Drive thru restaurant** unit measuring 2,648 square feet with access to 94 shared car parking spaces. Suitable for fast food operators
- **Drive thru coffee shop** measuring 1,800 square feet. Access to 94 shared car parking spaces.
- 1 **retail unit** measuring 1,700 square feet.
- Two **retail units** each measuring 1,200 square feet each.



TENURE

The site is held freehold.

ENVIRONMENTAL

Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues.

LEGAL COSTS

Each party is to be responsible for its own legal and professional fees in connection with this transaction.

VAT

All figures quoted are exclusive of value added tax, which is to be charged at the prevailing rate.

TERMS

Rental offers are invited to lease the proposed units.

FURTHER INFORMATION

For further information and viewings please contact the sole joint agents, Colliers International and Rapleys:-



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