



RETAIL FOR SALE

## FORMER POST OFFICE

Trinity Street, Smethwick, B67 7AA

A GROUND FLOOR COMMERCIAL UNIT BROUGHT TO THE MARKET ON BEHALF OF THE POST OFFICE LIMITED, TO BE SOLD AS A VIRTUAL FREEHOLD.

1,944 SQ FT (180.60 SQ M)



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Trinity Street, Smethwick, B67

TO REQUEST A VIEWING CALL US



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# DETAILS

## DESCRIPTION

The property comprises a ground floor commercial unit formerly used as a Post Office, and suitable for a variety of uses. The long lease has circa. 988-years remaining and is leased from Royal Mail Group. The unit fronts onto Trinity Street in Smethwick and is over the ground floor only.

## ACCOMMODATION

## OUTGOINGS

- **Price:** Price on application
- **Rates:** £10,300 per annum based on 2023 valuation
- **Service charge:** £7,102.22 per annum Service Charge for 2024
- **Estate charge:** n/a



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Trinity Street, Smethwick, B67

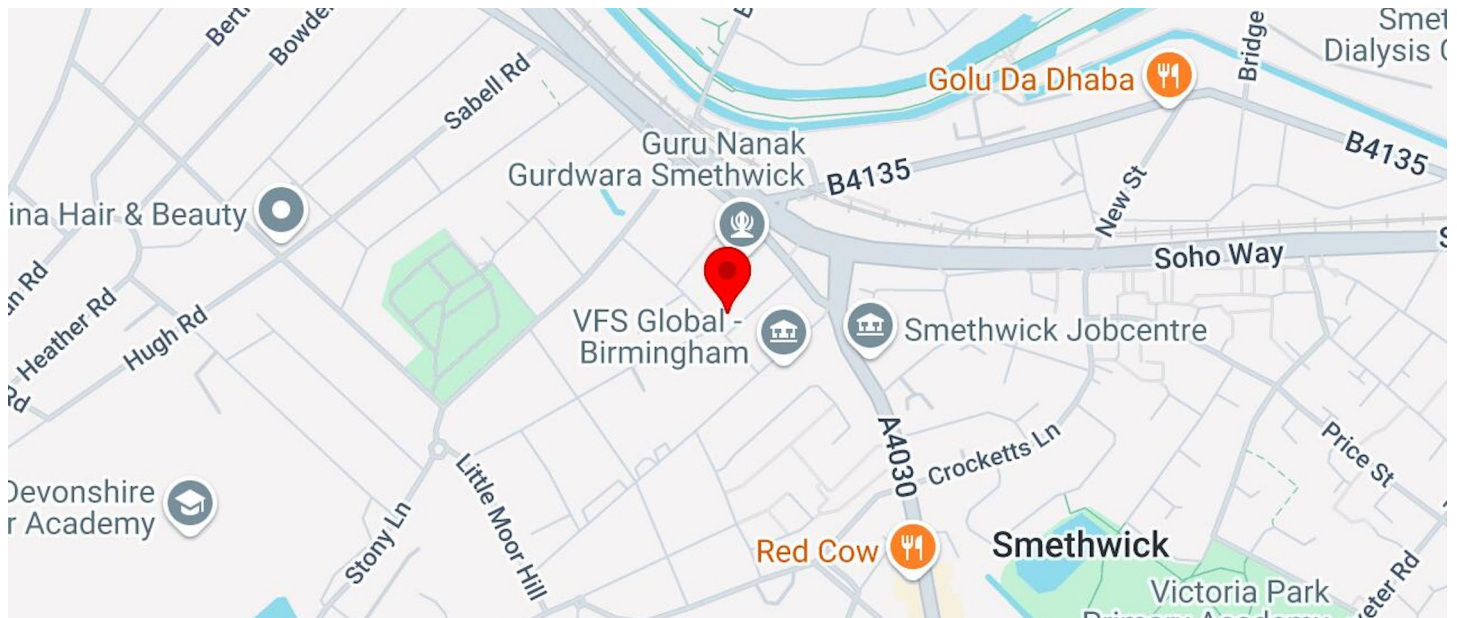
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## LOCATION



The property is located on Trinity Street in Smethwick, a suburb of Birmingham and 3.6 miles from the City centre. Trinity Street leads onto the A457 leading to the City centre to the east and Oldbury to the west. The area has strong transport links with Smethwick Rolfe Street station 0.2 miles from the property, providing West Midlands Rail services to Birmingham New Street and Wolverhampton. The nearest bus stop is 0.2 miles away on the A457. The unit itself forms part of the Royal Mail depot on Trinity Street.

## CONTACT US

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BNP Paribas Real Estate (Occupier Solutions)

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# Energy performance certificate (EPC)

Smethwick Post Office Trinity Street SMETHWICK B67 7AA	Energy rating <b>B</b>	Valid until: <b>22 February 2032</b>
		Certificate number: <b>2037-8887-2015-5750-3015</b>

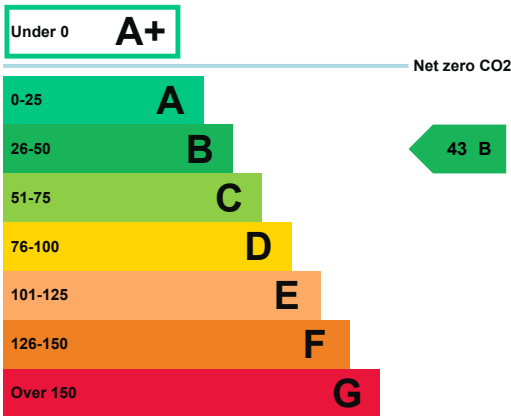
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	143 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>25 A</b>
If typical of the existing stock	<b>74 C</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	62.21
Primary energy use (kWh/m2 per year)	368

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9509-4765-0291-2587-0400\)](/energy-certificate/9509-4765-0291-2587-0400).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Adam Lloyd
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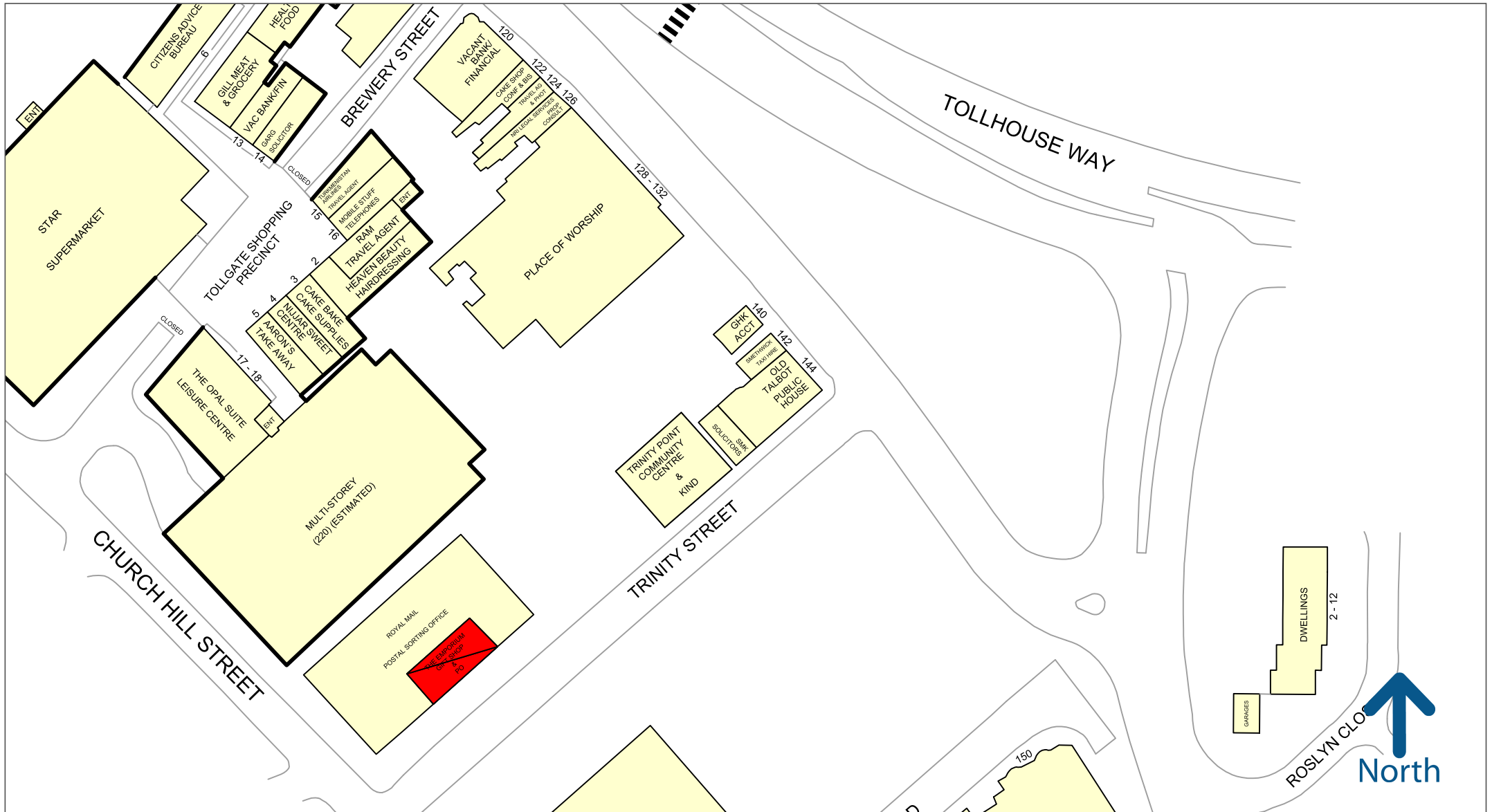
### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO011157
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	11 Osbourne croft
Employer address	Solihull, B90 4SP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 February 2022
Date of certificate	23 February 2022



50 metres

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