

# **TO LET**

**Land off Fisher Street,  
Great Bridge, Tipton,**

**09/2025**

**SEALED OFFERS IN EXCESS OF £9,000 PER ANNUM,  
CLOSING DATE - NOON TUESDAY 30 SEPTEMBER 2025**

**PROPERTY SERVICES**

**07823 892 130**

**Email: [property\\_services@sandwell.gov.uk](mailto:property_services@sandwell.gov.uk)**

# Land off Fisher Street, Tipton, Great Bridge

## Location and Description

The tarmac surfaced land is situated off Fisher Street, Great Bridge, Tipton as shown edged red and the area coloured blue on the attached plan (page 5). Please note, the plan is for identification purposes only.

The total site area is approximately 1334.6m<sup>2</sup> (0.491 acres).

The land is currently secured by concrete blockers, which will be removed by the council prior to formal completion of the lease. The lessee will be responsible for securing the land upon completion of the lease.

The lessee will also be responsible for arranging a separate accessway to the land fronting onto Fisher Street.

## Offers of Rent

Offers are invited in excess of £9,000 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](https://my.sandwell.gov.uk/service/application%20to%20lease)**

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 (this is subject to change if the credit report is not satisfactory).

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.**

### User

The site may be used for a car parking area within Class Sui Generis of the Town and Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020.

The site may also be used for an open storage area, however, this will be subject to Planning Consent.

For general planning enquiries, please contact the Council's Planning reception on 0121 569 4054 or alternatively email [planning@sandwell.gov.uk](mailto:planning@sandwell.gov.uk)

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## Lease Term

The lease term is to be agreed, however, will be subject to a 5 year rent review.

The council may offer a possible rent allowance to the lessee for cutting back the existing vegetation upon completion of the lease.

The lessee will continue to be responsible for the security, maintenance, surfacing and any associated repairs in connection with the land.

The lessee will be responsible for arranging their own boundary treatment.

The lease will be on the Council's standard conditions.

## Lease Conditions

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

- The Lessee completing a formal lease prior to occupation.
- Any such clauses & conditions as the Council deem necessary to accommodate the lessees proposed use.
- 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.
- Prohibition against any Subletting.
- 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.

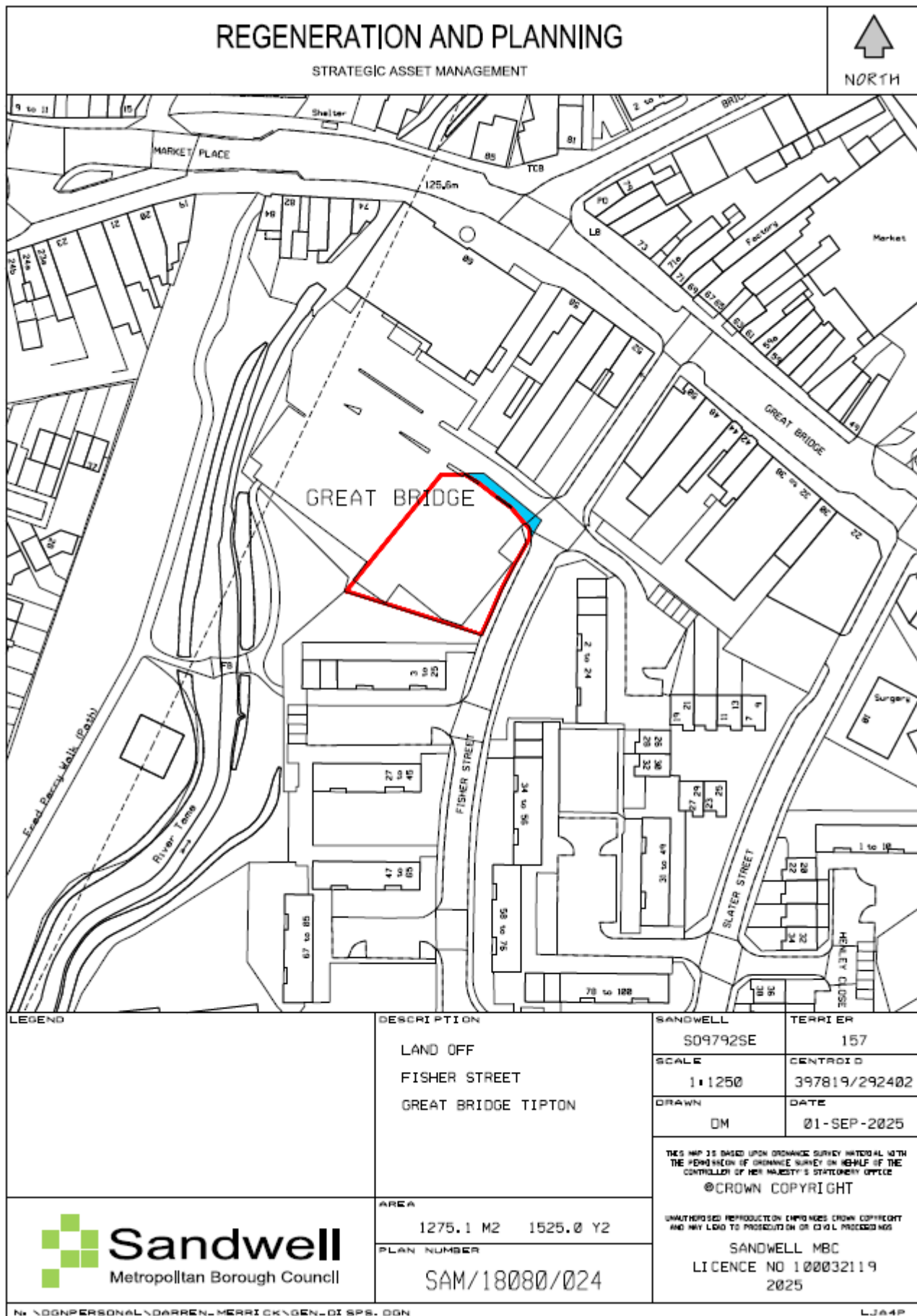
## Business Rates

The lessee will be responsible for payment of business rates.

For further information, please contact Business Rates directly by accessing the link below.

[https://www.sandwell.gov.uk/info/200308/business\\_rates/2248/  
contact\\_us\\_about\\_business\\_rates](https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates)

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## **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](mailto:karen_richards@sandwell.gov.uk)

## **Land off Fisher Street, Tipton, Great Bridge**

### 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.