



TO LET

Bond Wolfe
bw



Town Centre Bar/Leisure Premises

27 Bridge St, Walsall WS1 1DP

KEY FEATURES

Ground floor bar/leisure premises.

Sales area extending to 1,263 sq. ft.

Bar servery with bar and lounge area.

Basement kitchen and stores.

Available on flexible lease terms.

QUOTING RENT - £18,000 PLUS VAT PER ANNUM.



LOCATION

The property occupies a prominent mid parade position amongst a busy retail parade in Bridge Street, which lies within Walsall Town Centre. Other nearby occupiers include HSBC, Nationwide and Ladbrokes.

DESCRIPTION

The property consists of a ground floor bar/leisure premises. The sales area measures approximately 1,263 sq ft incorporating a bar servery, bar/lounge area and customer WC's. Additionally, there is a basement kitchen and store.

BUSINESS RATES

We understand that the rating assessment is as follows:

Rateable Value: £15,250.

For further information on the current rates payable, please contact on Walsall Metropolitan Borough Council on: 01902 438300.

VAT

We are advised that VAT is applicable in addition to the quoted rent.

EPC

Rated D.

PRICE

The property is available by way of a new lease, on flexible terms, to be agreed, at a quoting rent of £18,000 plus VAT per annum exclusive.

LEGAL COSTS

Each party are to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

CONTACT

Garry Johnson

0121 524 2583

gjohnson@bondwolfe.com

Birmingham Office

0121 525 0600

agency@bondwolfe.com



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property. A director of Bond Wolfe has a vested interest in this property.