



TO LET



Town Centre Retail Premises

17-19 Bridge Street, Walsall, WS1 1DP

KEY FEATURES

Ground floor town centre mid parade retail shop.

Suitable for a variety of uses.

Sales area - 1,133 sq. ft.

Available on flexible lease terms.

Quoting Rent: £22,500 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

Walsall benefits from excellent road communications located within 4 miles of the intersection of the M5/M6 motorways. Junction 9 and 10 of the M6 motorway lies within 2 miles of the western periphery of the town, thereby providing easy access to the remainder of the national motorway network.

DESCRIPTION

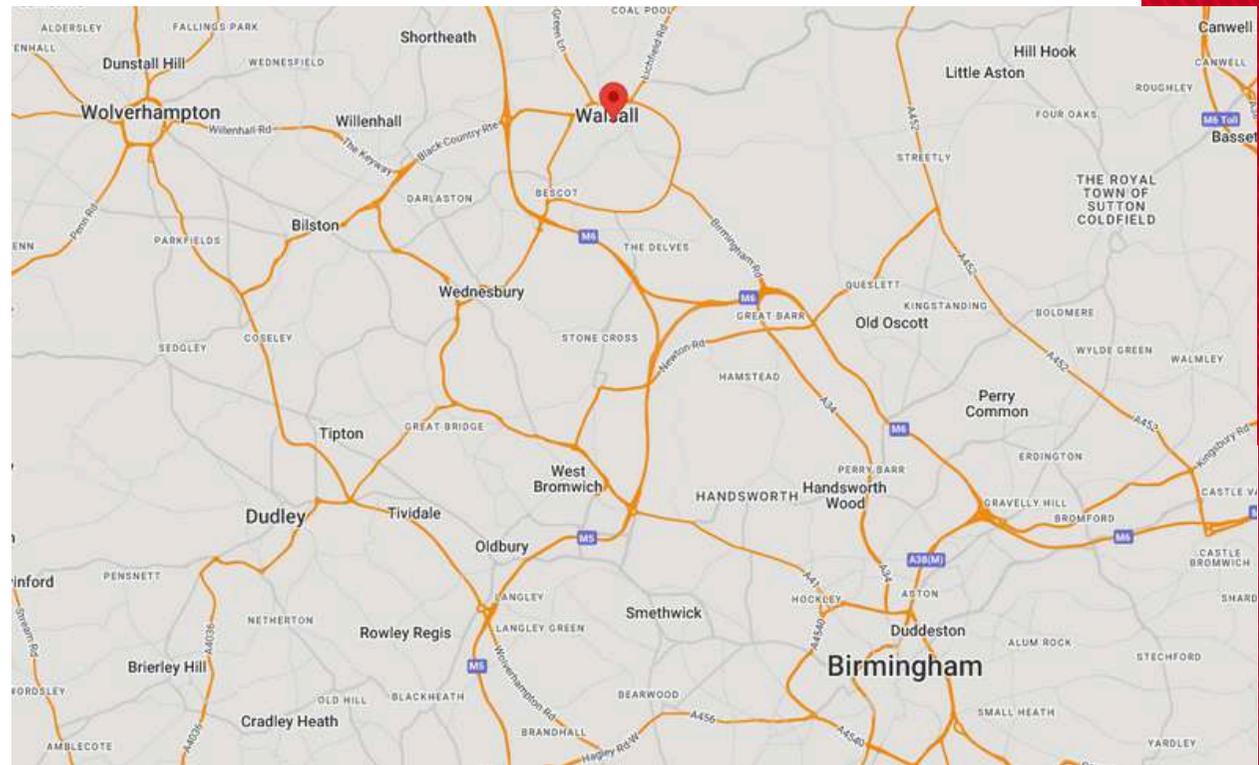
The property consists of a double fronted ground floor retail unit with rear access. The sales area measures approximately 1,133 sq. ft. with kitchen and WC facilities beyond.

PRICE

The property is available by way of a new lease, on flexible terms, to be agreed, at a quoting rent of £22,500 plus VAT per annum exclusive.

VAT

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



EPC

Available upon request.

BUSINESS RATES

We understand that the rating assessment is as follows:
Rateable Value: £22,500

For further information on the current rates payable,
please contact on Walsall Metropolitan Borough Council
on: 01902 438 300.

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.



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