



TO LET



A Ground Floor Town Centre Lock Up Retail Shop

11 Bridge Street, Walsall WS1 1DP

KEY FEATURES

Ground floor mid parade retail shop.

Suitable for a variety of uses.

Sales area – 527 sq. ft.

Kitchen, WC & Store.

Wooden flooring & suspended ceilings throughout.

Available on flexible lease terms.

Quoting Rent: £12,000 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.

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 ground floor lock up shop with rear access. The sales area measures approximately 527 sq. ft. with kitchen and WC facilities beyond.

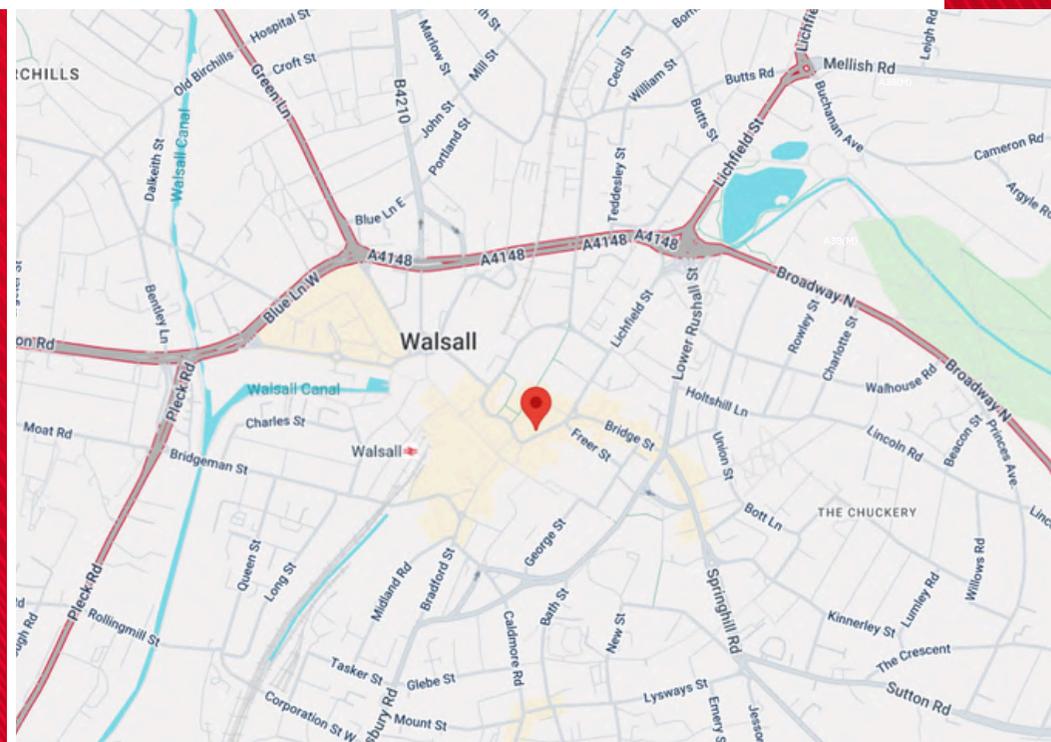
BUSINESS RATES

We understand that the rating assessment is as follows: Rateable Value: £10,750

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

PRICE

The property is available by way of a new lease, on flexible terms, to be agreed, at a quoting rent of £12,000 plus VAT per annum exclusive.



VAT

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

EPC

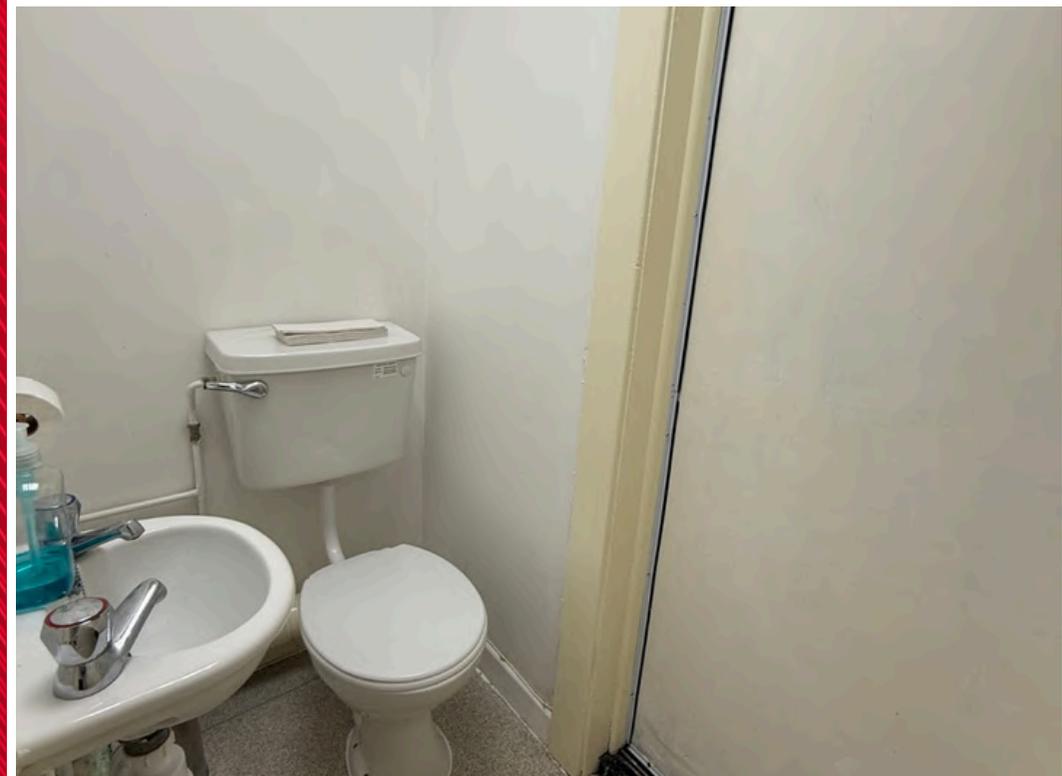
Available upon request

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.

LEGAL COSTS

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



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