Bond Wolfe

To Let

15 Bridge Street, Walsall, WS1 1DP

Town Centre Retail Premises

Quoting Rent - £12,500 pa

Highlights

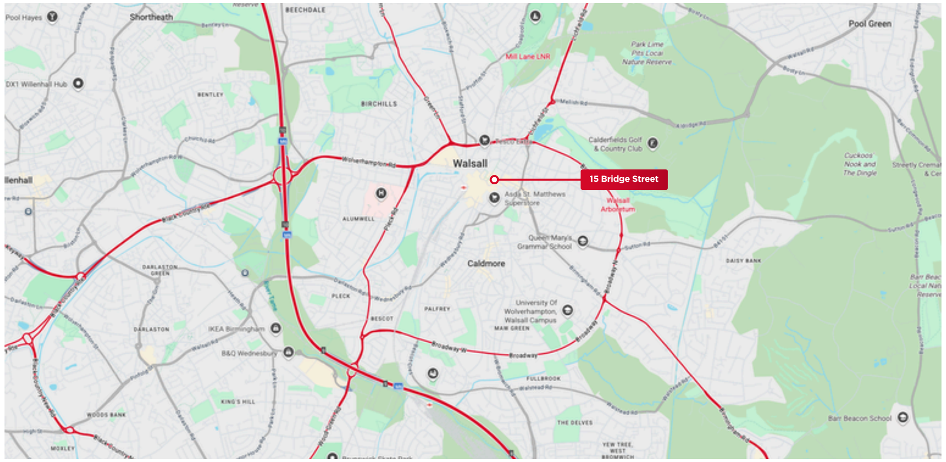
- Ground Floor Mid-Parade Retail Shop
- Electric Roller Shutter
- Sales Area – 555 sq.ft
- Kitchen, WC & Rear Store
- Available on Flexible Lease Terms
- Quoting Rent - £12,500 pa

Quoting Rent: £12,500 pa

Location

The property occupies a prominent mid-parade position within a busy retail parade on Bridge Street, in the heart of Walsall Town Centre. Nearby occupiers include HSBC, Nationwide and Ladbrokes, helping to generate strong passing footfall throughout the day.

Walsall benefits from excellent road communications, being situated within 4 miles of the intersection of the M5 and M6 motorways, with Junctions 9 and 10 of the M6 lying within 2 miles of the western periphery of the town, providing swift access to the wider motorway network.



Description

The property comprises a ground floor store with electric roller shutters and rear access, benefiting from a prominent mid-parade position. The sales area extends to c. 555 sq.ft., with a rear storage area and separate kitchenette and W.Cs, offering a practical and efficient layout for a variety of retail uses.

The store was recently refurbished to a good standard as a convenience store and is presented in good condition throughout, ready for immediate occupation.

Lease Terms

Flexible lease terms for a period to be agreed at an annual rent of £12,500.

Rateable Value

We understand that the rating assessment is as follows: Rateable Value: £10,250.

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

EPC

The property has an EPC rating of C (67).

Legal Costs

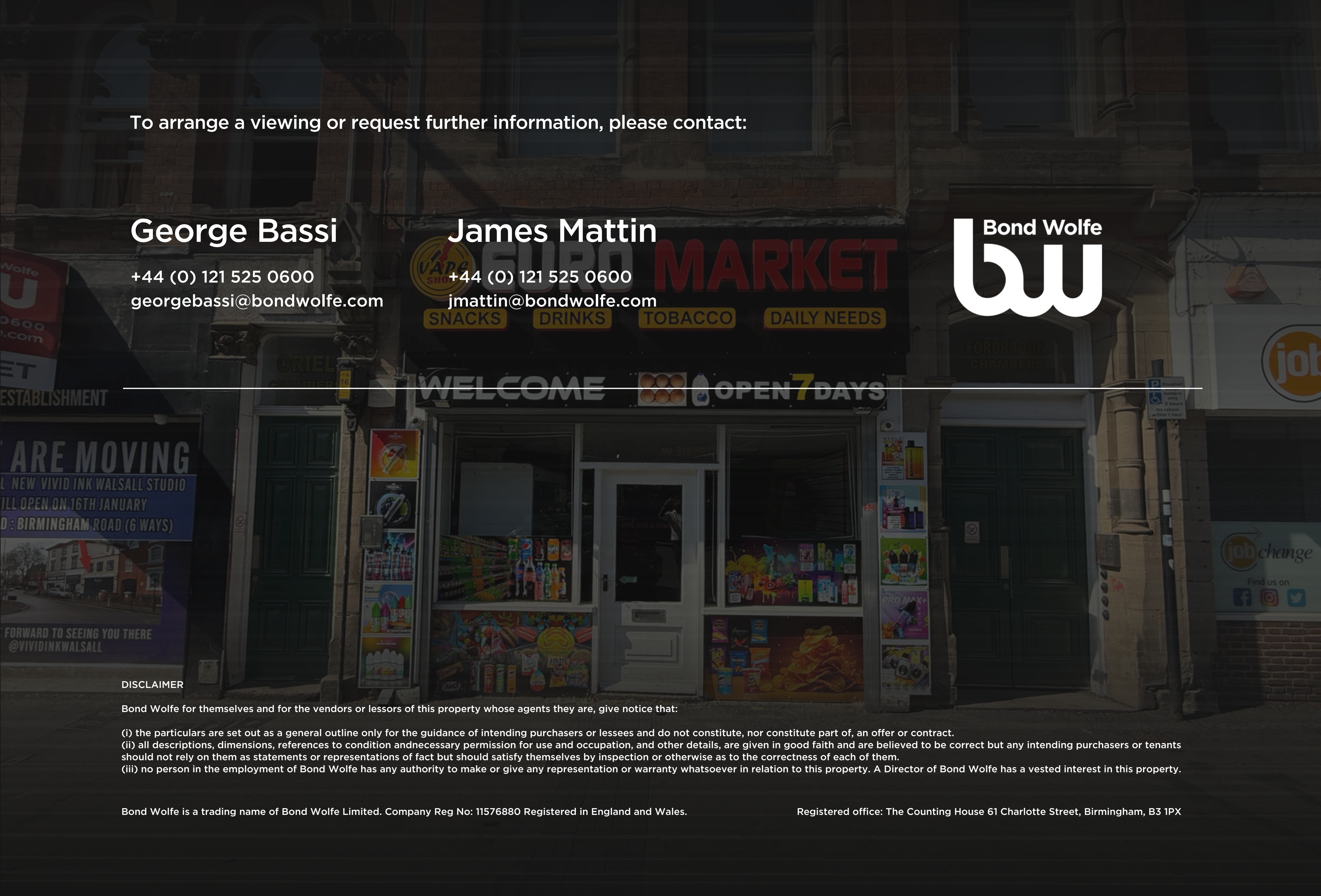
Both parties to bear the cost of their own legal and surveyor’s fees incurred during the transaction.

VAT

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

Anti Money Laundering

Under HMRC regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and detailed financial information (including proof and source of funds) will be required before an offer can be accepted and a transaction can commence.



To arrange a viewing or request further information, please contact:

George Bassi

+44 (0) 121 525 0600
georgebassi@bondwolfe.com

James Mattin

+44 (0) 121 525 0600
jmattin@bondwolfe.com

Bond Wolfe

DISCLAIMER

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 andnecessary 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.