

To Let

Prime Retail Corner Unit

37-39 Digbeth, Walsall, WS1 1RY

Highlights

- Prime town centre location
- Prominent corner position
- Excellent retail frontage
- 2,420 sq ft over two floors
- Flexible open-plan accommodation

Quoting Rent: £55,000 per annum



Location

37-39 Digbeth occupies a prominent position in the heart of Walsall town centre, within the established retail and commercial core. The property benefits from a strong mix of national and independent occupiers, with Primark located immediately adjacent alongside retailers including Boots, Superdrug, Sports Direct, River Island and H&M.

Walsall is an established commercial centre within the West Midlands, approximately 10 miles north-west of Birmingham and 7 miles east of Wolverhampton. Walsall Railway Station and Bus Station are both within easy walking distance, providing excellent public transport connections. The town also benefits from convenient access to the M6 motorway via Junctions 9 and 10, providing excellent connectivity throughout the wider West Midlands.



Description

The property occupies an excellent corner position on Digbeth, providing prominent frontage and excellent visibility within Walsall town centre. Extending to approximately 2,420 sq ft over two floors, the property offers an attractive opportunity for occupiers seeking a high-profile retail location with excellent passing trade.

The ground floor provides a bright and predominantly open-plan retail area, offering flexibility for a wide range of occupiers and potential uses.

The first floor is currently utilised primarily for storage but provides significant additional accommodation which could potentially be brought into use as further retail, showroom, office or ancillary space, subject to the necessary consents.

Overall, the property offers a prominent and versatile town centre retail opportunity, combining excellent frontage with flexible accommodation.



Further Information

Lease terms

Flexible lease terms for a period to be agreed at an annual rent of £55,000.

EPC

Rating of B (33).

VAT

We are advised that VAT is not applicable.

Business Rates

Currently being reassessed.

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Legal Costs

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

Anti-Money Laundering (AML)

Under HMRC and RICS 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 or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



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