

To Let

Town Centre Gym Premises

9-10A The Bridge, Walsall, West Midlands WS1 1LR



- Established Town Centre gym premises
- Prominent location within Victorian Arcade
- High footfall
- Turnkey opportunity - equipment Included
- Flexible lease terms - quoting rent £39,000 per annum

LOCATION

The retail units are located in the Victorian Arcade - in the heart of Walsall Town Centre - with entrances from Digbeth, Bradford Street and Lower Hall Lane. The units are surrounded by high footfall thanks to close proximity to the bus station, taxi ranks and car parks. The properties are located close to numerous national operators.

DESCRIPTION

The property comprises an established gym premises, extending to approximately 7,600 sq. ft. (706.31 sq m). There are a variety of separate workout areas including an aerobics area, body building zone, boxing ring, sauna facilities, tanning bed station and staff/ancillary areas. We are advised that the existing equipment will be included in the lease and further information can be provided upon request.



***FOR INDICATIVE PURPOSES ONLY**

LEASE TERMS

The property is available by way of a new full , repairing and insuring lease for a term to be agreed, at a quoting rent of £39,000 per annum.





VALUE ADDED TAX

We have been advised that this property is not elected for VAT.

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.

EPC

Available upon request.

LEGAL COSTS

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

ADDITIONAL INFORMATION

Prime retail in Walsall is focused along Park Street which is the principal pedestrianised high street and home to multiple national retailers including M&S, Boots, Deichmann, Sports Direct, New Look and Primark. There are two shopping centres within the town centre; The Saddlers Centre and Old Square Shopping Centre. The Saddlers Centre, which was acquired by Walsall Council in August 2017, is a covered scheme totalling 193,000 sq. ft. and is arranged over two floors and anchored by Marks & Spencer and TJ Hughes. Old Square Shopping Centre is anchored by Debenhams and comprises 140,000 sq. ft. of retail accommodation. Following some significant redevelopment, a new 44,000 sq. ft. Primark opened in 2015.

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75/77 Colmore Row, Birmingham B3 2AP

 0121 525 0600  agency@bondwolfe.com  bondwolfe.com