



# TO LET

Bond Wolfe  
**bw**



**Town Centre Retail Premises**

**23 Bridge St, Walsall WS1 1DP**



## KEY FEATURES

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Ground floor mid parade retail shop.

Suitable for a variety of uses.

Sales area – 711 sq. ft.

Kitchen, WC & Store.

Available on flexible lease terms.

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**QUOTING RENT - £15,000 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.

## DESCRIPTION

The property consists of a ground floor lock up shop with rear access. The sales area measures approximately 555 sq. (beyond which is a kitchenette and ladies and gents W.C. with store area to the side).

## BUSINESS RATES

We understand that the rating assessment is as follows:

Rateable Value: £15,250.

For further information on the current rates payable, please contact on Walsall Metropolitan Borough Council on: 01902 438300.

## VAT

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

## EPC

Rated C.

## PRICE

The property is available by way of a new lease, on flexible terms, to be agreed, at a quoting rent of £15,000 plus VAT per annum exclusive.

## 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.

## CONTACT

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