



TO LET

Prominent Shopping Centre Retail Unit
Unit 3, 55 Liskeard Road, Walsall, WS5 3EY

Bond Wolfe
bw
Est. 1983

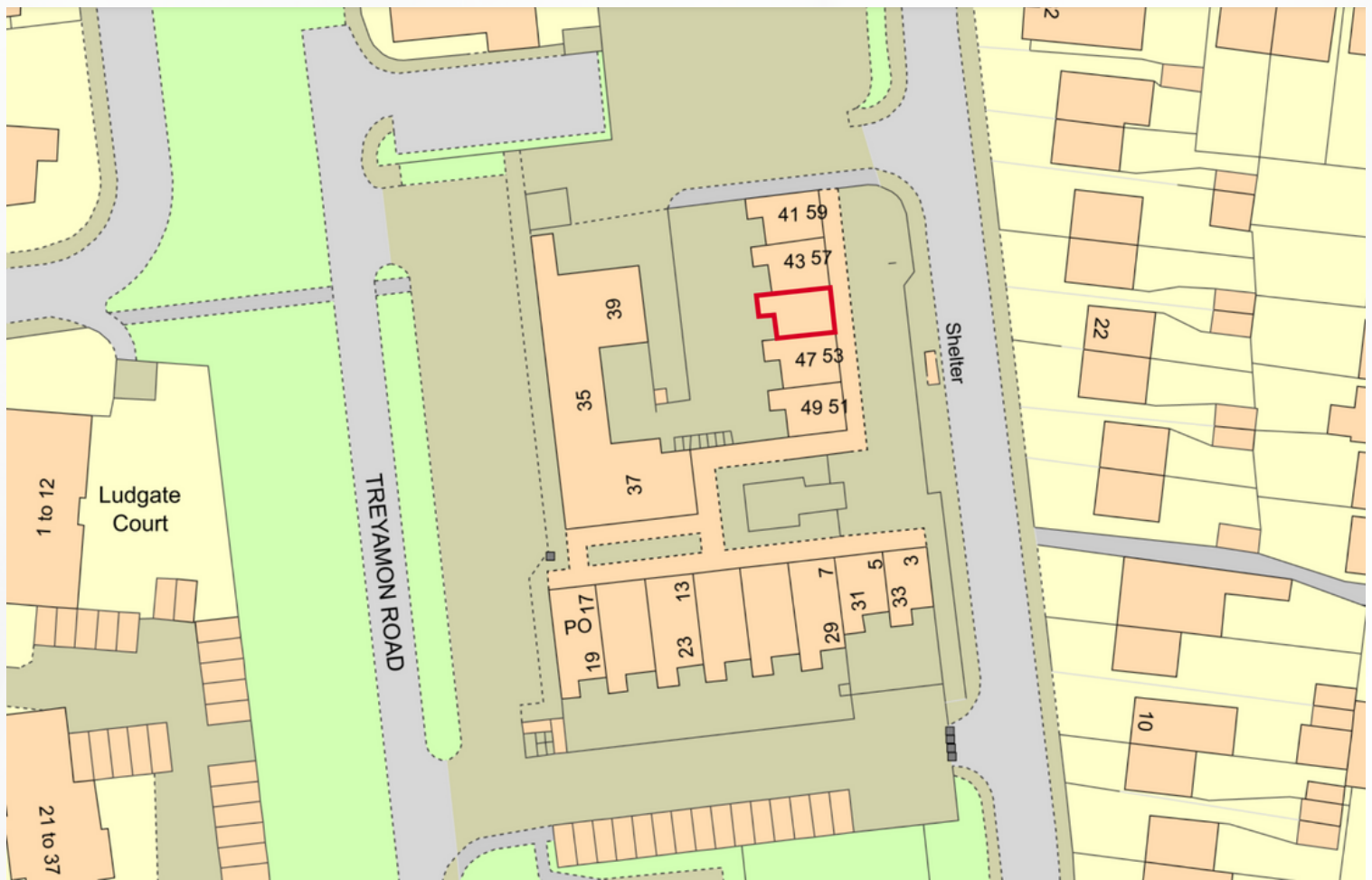


Property Highlights

- 1,034 sq. ft. former gym premises suitable for a variety of uses (subject to consent).
- Nearby occupiers include Co-Op & variety of local operators.
- Located within densely populated residential area.
- Ample customer car parking close by.
- Flexible lease terms.

Quoting Rent:

£11,250 per annum



Location

The property is situated in Gillity Shopping Village, a community shopping centre approximately 3 miles to the southeast of Walsall town centre. The property is strategically located to serve the surrounding densely populated residential area and sits adjacent to the King Arthur public house. The shopping centre comprises a wide variety of retail user types and is accessed from both Liskeard Road and Treyamon Road.

Description

The property comprises a ground floor mid parade retail property extending to 1,034 sq. ft. (96.1 sq m) and formerly traded as a gymnasium. There is an open plan retail area, with storage, and kitchen beyond.

Accommodation

Ground floor shop - 1,034 sq. ft.(96.1 sq m).

Lease Terms

The property is available to let by way of flexible lease terms at a quoting rent of £11,250 per annum.

Service Charge

There is a service charge recoverable from the commercial tenant towards the repair, upkeep and management of the communal areas. This is fixed at 6.25% of the overall service charge and further details are available upon request.





Price

Quoting rent is £11,250 per annum.

Legal Costs

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

VAT

We are advised that VAT is not applicable.

EPC

Available upon request.

Business Rates

The current rateable value is £9,700. This is not the amount payable in business rates.

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.

For Further Information & Viewings

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