



# TO LET



## Town Centre Retail Premises

13 Bridge Street, Walsall, WS1 1DP



## KEY FEATURES

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Ground floor mid parade retail shop.

Suitable for a variety of uses.

Sales area – 419 sq. ft.

Kitchen, WC & Store.

Available on flexible lease terms.

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Quoting Rent: £12,500 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

Walsall benefits from excellent road communications located within 4 miles of the intersection of the M5/M6 motorways. Junction 9 and 10 of the M6 motorway lies within 2 miles of the western periphery of the town, thereby providing easy access to the remainder of the national motorway network.

## DESCRIPTION

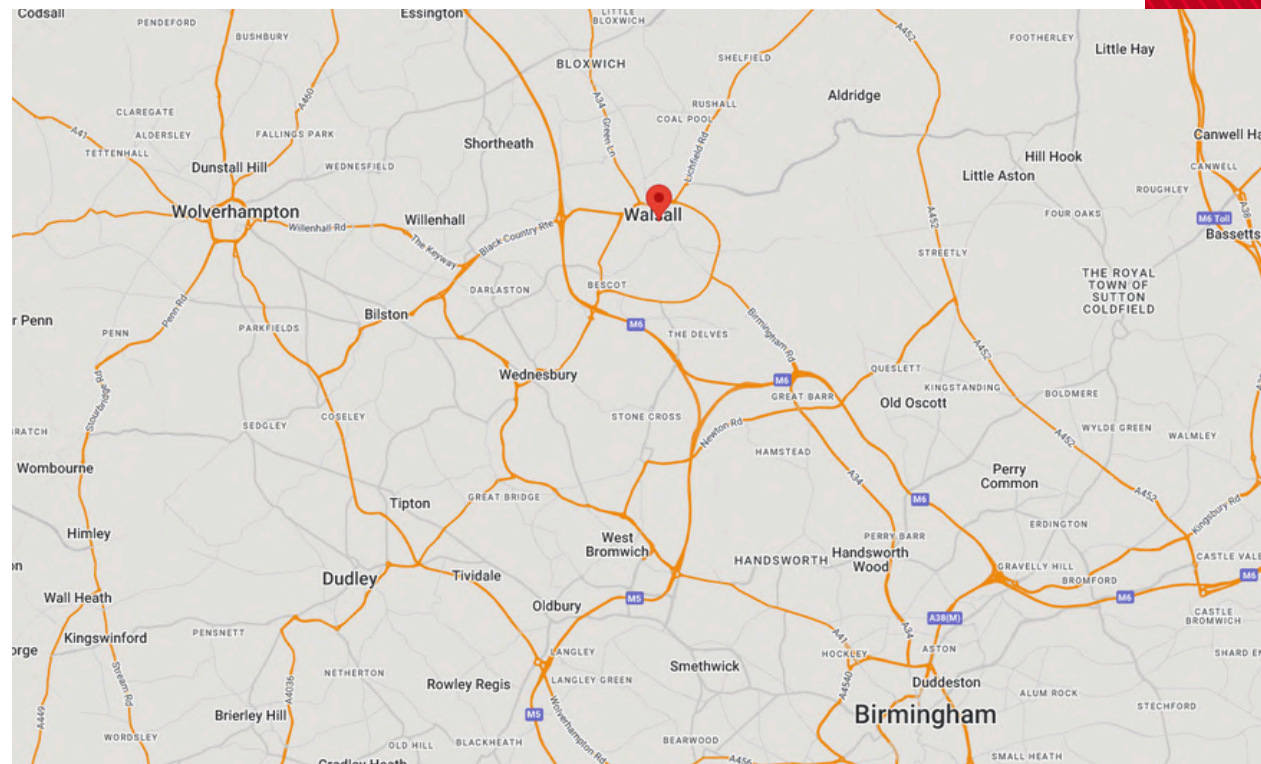
The property consists of a ground floor lock up shop with rear access. The sales area measures approximately 419 sq. ft. with kitchen and WC facilities beyond.

## PRICE

The property is available by way of a new lease, on flexible terms, to be agreed, at a quoting rent of £12,500 plus VAT per annum exclusive.

## VAT

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





## EPC

Available upon request.

## BUSINESS RATES

We understand that the rating assessment is as follows:  
Rateable Value: £12,000

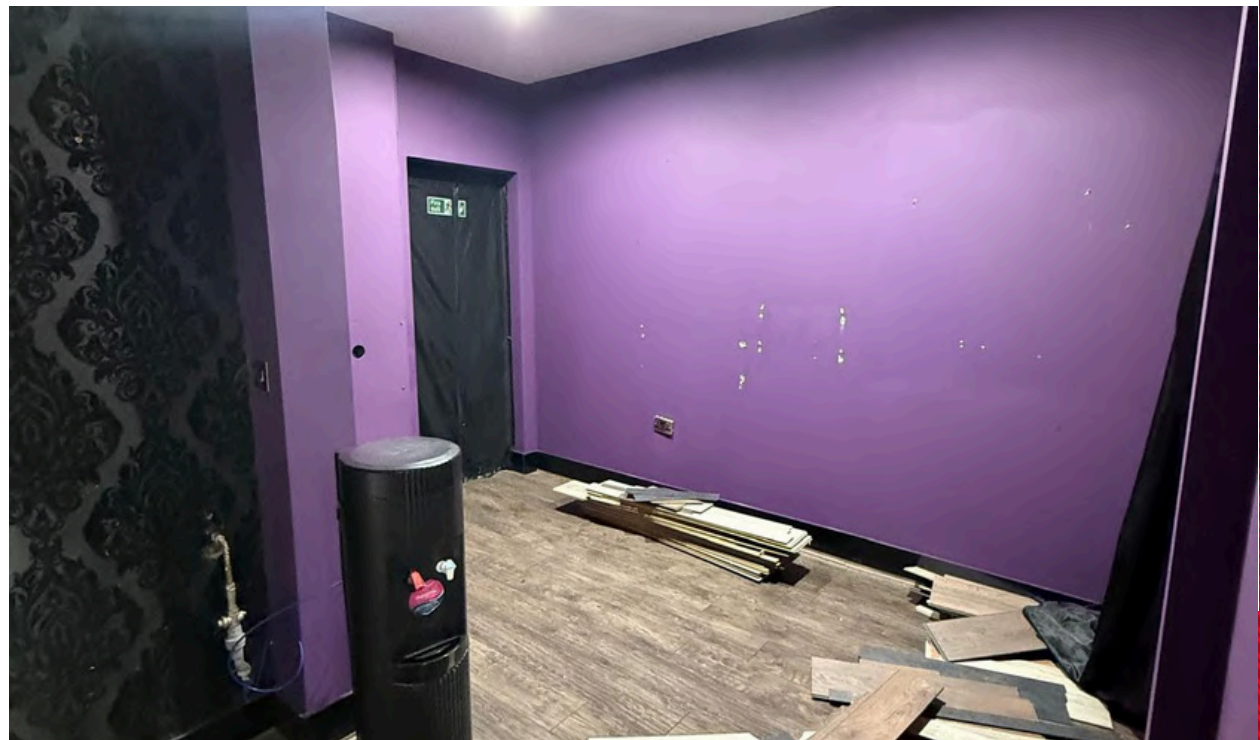
For further information on the current rates payable,  
please contact on Walsall Metropolitan Borough Council  
on: 01902 438 300.

## 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.





# CONTACTS

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16

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