



To Let

Town Centre Retail Unit

14-16 Bridge Street, Walsall, West Midlands WS1 1DP

- Ground Floor Lock up Shop - 756 sq. ft.
- Prominent Town Centre location
- Strong level of Passing Trade
- Former hair salon suitable for a variety of uses (STP)
- Quoting rent - £19,500 per annum

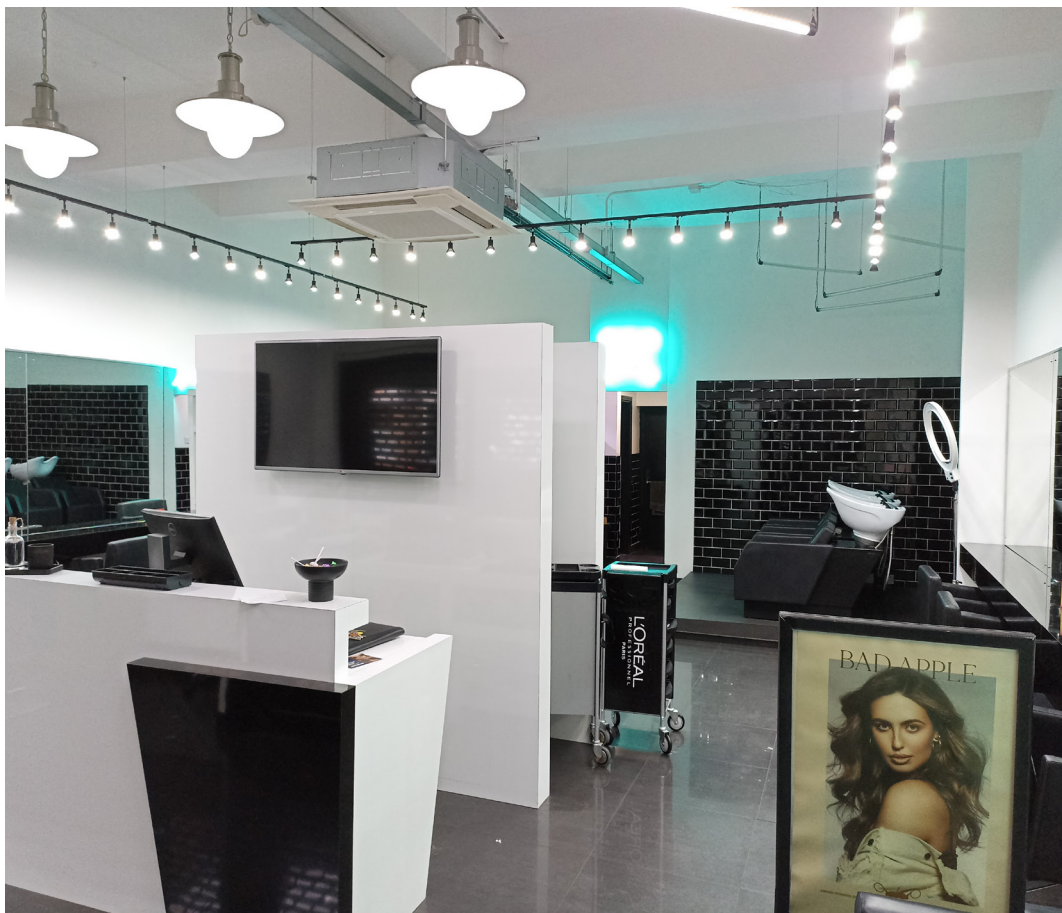


LOCATION

The property is situated in a prominent Town Centre location on the southern side of Bridge Street, between The Bridge and within 80 metres of Park Street, the prime retail pitch in Walsall. Adjacent is the major Town Centre redevelopment site at the Old Square Shopping Centre, which is planned to incorporate a Co-op Supermarket and Primark. Walsall is one of the largest Centres within the West midlands conurbation. It is situated approximately 10 miles to the north of Birmingham City Centre, 6 miles east of Wolverhampton, 5 miles north of West Bromwich and 6 miles west of Sutton Coldfield. The town benefits from excellent communications being some 2 miles from both junctions 9 and 10 of the M6 motorway.

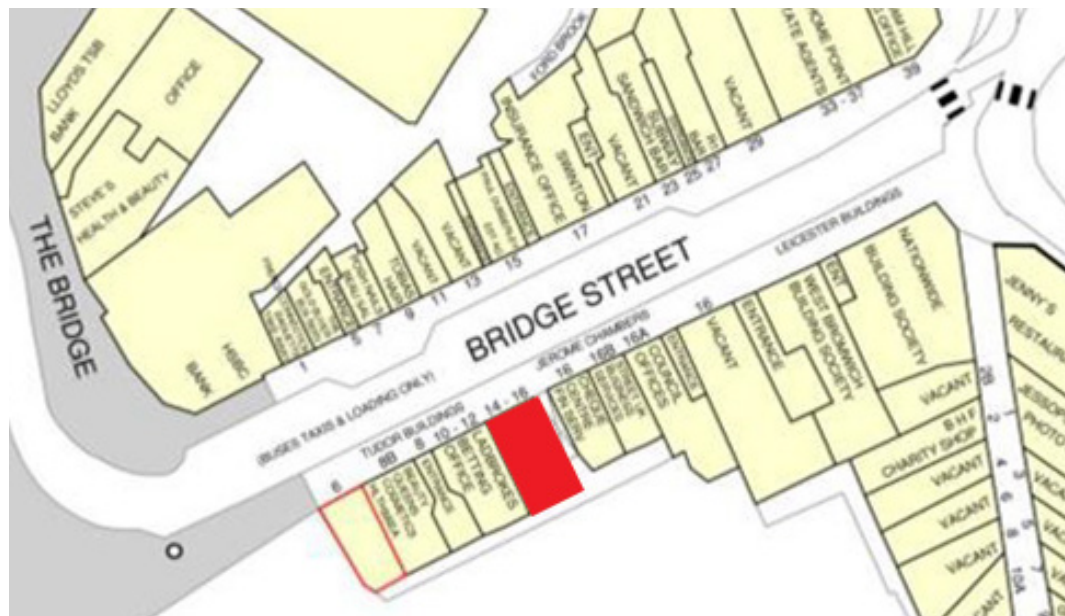
DESCRIPTION

The property comprises of a ground floor shop with front entrance door opening to sales area of 756 sq. ft. which leads onto a separate kitchen and W.C. The property was formerly utilised as a hair salon and would lend itself to this or an alternative retail use.



LEASE TERMS

The accommodation is being offered on flexible lease terms for a period to be agreed, at a quoting rent of £19,500 per annum exclusive.





SERVICE CHARGE

A variable proportionate service charge is payable towards the management of the common areas.

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.

VALUE ADDED TAX

We are advised that this property is not elected for VAT.

LEGAL COSTS

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

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property. A director of Bond Wolfe has a vested interest in this property.

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