

SHOP TO LET

**Robertson
Brown**

RETAIL



WALSALL

64 Bridge Street

ACCOMMODATION

The property is arranged over ground and first floor only and offers the following approximate dimensions and net internal floor areas:

GROUND FLOOR SALES AREA	37.6 sq m	(405 sq ft)
STORE	2.3 sq m	(25 sq ft)

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed subject to five yearly upward only rent reviews at a quoting rental of **£8,950 per annum** exclusive of rates and VAT.

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE	£6,500
RATES PAYABLE	£2,847

We recommend that interested parties make their own enquiries with the local rating authority to verify these figures.

LEGAL COSTS

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

EPC available upon request.

LOCATION

The property is located on Bridge Street, in Walsall Town Centre, between its junctions with Upper Rushall Street and Goodall Street. Occupiers in the vicinity include: **TEXAS CHICKEN, PERTEMPS and RUBY CHINESE RESTAURANT.**

VIEWING

By arrangement via Robertson Brown Ltd.

Dominic Brown
0121 503 2132
dominic@robertsonbrownltd.com



**3 Brindley Place
Birmingham
B1 2JB**

64 BRIDGE STREET, WALSALL



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Robertson Brown Ltd, their clients and joint agents give notice that, (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact (ii) No person in the employment of the agent (s) has any authority to make or give any representation or warranty whatever in relation to this property (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

Robertson
Brown

0121 503 2130

www.robertsonbrownltd.com