

SHOP TO LET

**Robertson
Brown**

RETAIL



Walsall

56 Bridge Street, Walsall

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	51.1 sq m	(550 sq ft)
KITCHEN	2.6 sq m	(28 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 **£9,500 per annum** exclusive of business rates, service charge and VAT.

RATING INFORMATION

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

RATEABLE VALUE	£7,500
RATES PAYABLE	£3,435

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

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.

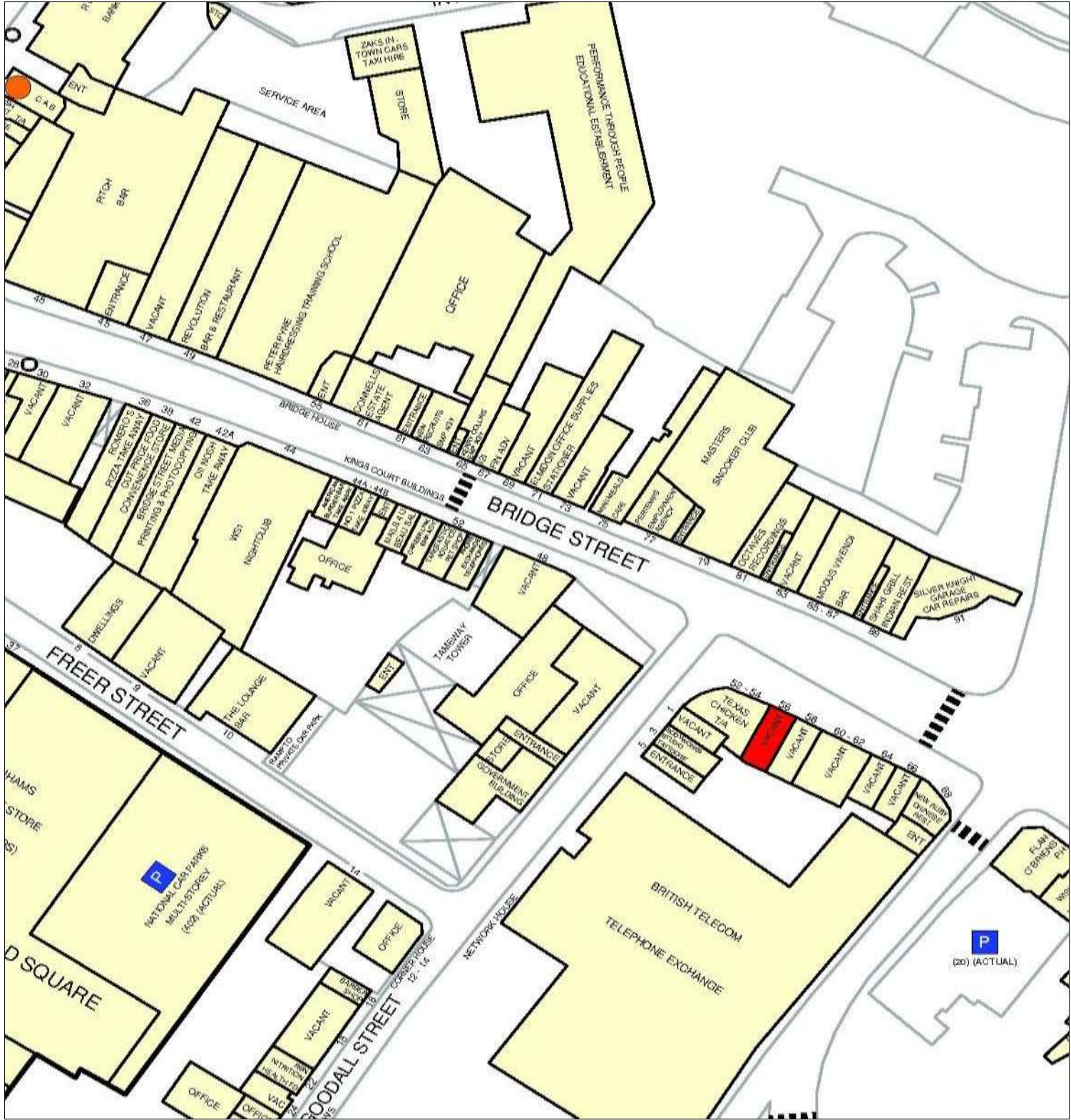
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56 BRIDGE STREET, WALSALL



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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**Robertson
Brown**
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