

0121 503 2130

www.robertsonbrownuk.com

ROBERTSON  BROWN

PROMINENT RETAIL UNIT TO LET



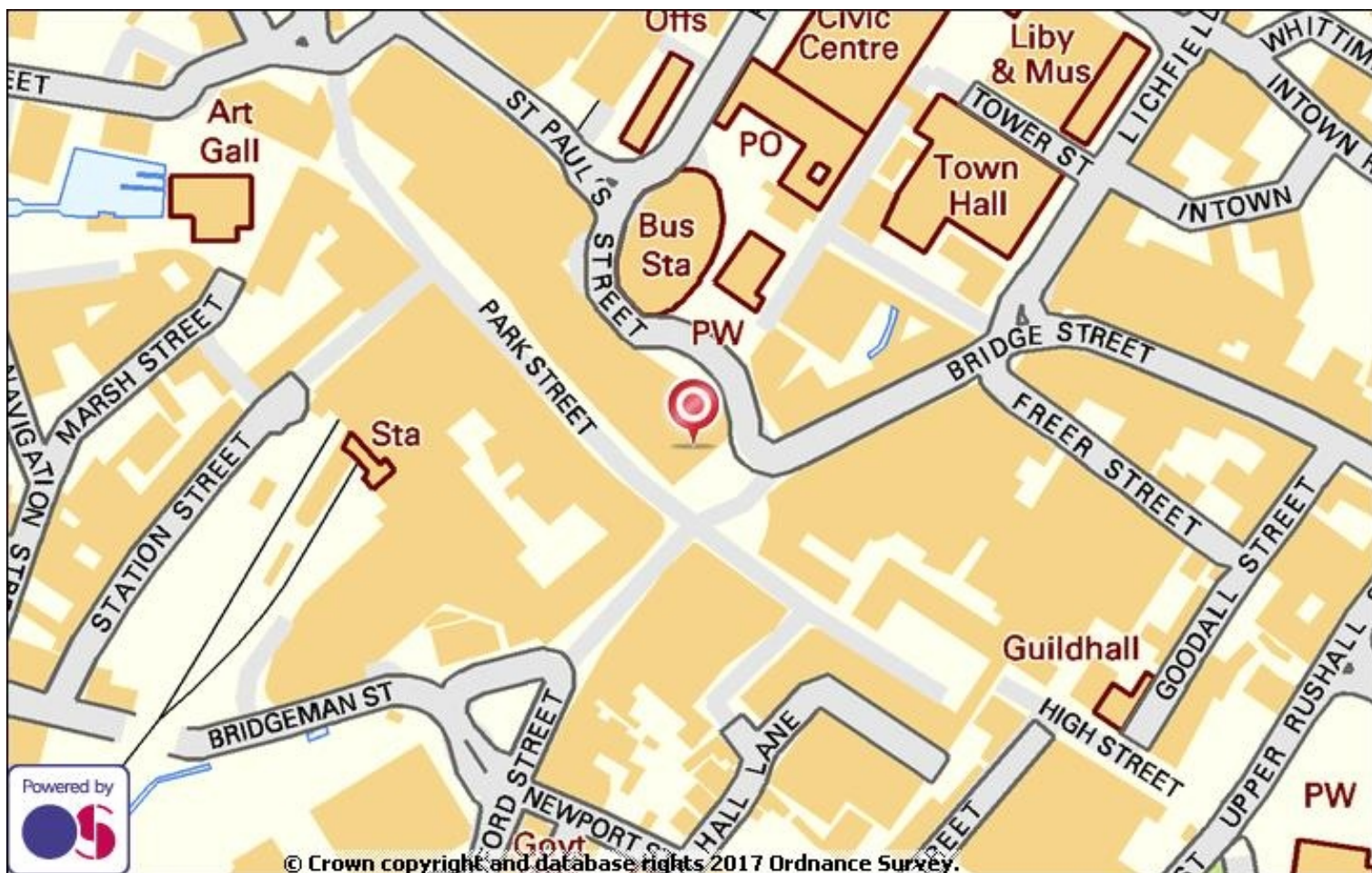
Unit 3, 3-5, The Bridge, Walsall WS1 1LG

FEATURES

- Prominent retail unit to let
- Quoting rental of £49,500 per annum
- Nearby to Lloyds and HSBC
- Viewing by appointment only

CONTACT

Mr Dominic Brown
dominic@robertsonbrownuk.com
0121 503 2132



LOCATION

The property is positioned in a prominent trading location close to the market and Bus Station. Nearby occupiers include Perfect Home, Co-Operative Bank, Lloyds Bank and HSBC.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £49,500 per annum.

LEGAL COSTS

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

EPC available upon request.

ACCOMMODATION

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

Internal Width (min) 4.3 m (14 ft)

Internal Width (max) 10.3 m (33 ft 10")

Shop Depth 30.9 m (101 ft 1")

Ground Floor 266.1 sq m (2,864 sq ft)

Group Floor Ancillary 19.9 sq m (214 sq ft)

First Floor 168.9 sq m (1,818 sq ft)

RATING INFORMATION

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

RATEABLE VALUE £99,000