

0121 503 2130

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ROBERTSON  BROWN

PRIME SHOP TO LET



25 Park Street, Walsall, West Midlands WS1 1LY

FEATURES

- Prime shop to let
- Quoting rental of £40,000 per annum
- In close proximity to New Look, Foot Locker etc
- Viewing by appointment only

CONTACT

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LOCATION

Walsall is a commercial town in the West Midlands, located 10 miles north west of Birmingham. The subject property is positioned in a prime location within the town centre, in close proximity to the Saddlers Shopping Centre and adjacent to DEICHMANN SHOES and THORNTONS. Other multiple retailers nearby include NEW LOOK, FOOT LOCKER, BARCLAYS BANK, CARD FACTORY and SPORTS DIRECT etc

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 £40,000 per annum exclusive of business rates, service charge and VAT.

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, first and second floor and offers the following approximate dimensions and net internal floor areas:

GROSS FRONTAGE 6.32 m (20 ft 7")

INTERNAL WIDTH 6.51 m (21 ft 4")

SHOP DEPTH 36.48 m (119 ft 9")

GROUND FLOOR SALES 202.43 sq m (2,179 sq ft)

GROUND FLOOR ANCILLARY 49.23 sq m (530 sq ft)

FIRST FLOOR ANCILLARY 172.66 sq m (1,858 sq ft)

SECOND FLOOR 47.75 sq m (514 sq ft)

RATING INFORMATION

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

RATEABLE VALUE £71,500

RATES PAYABLE £33,033

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.