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ROBERTSON  BROWN

## PRIME SHOP TO LET



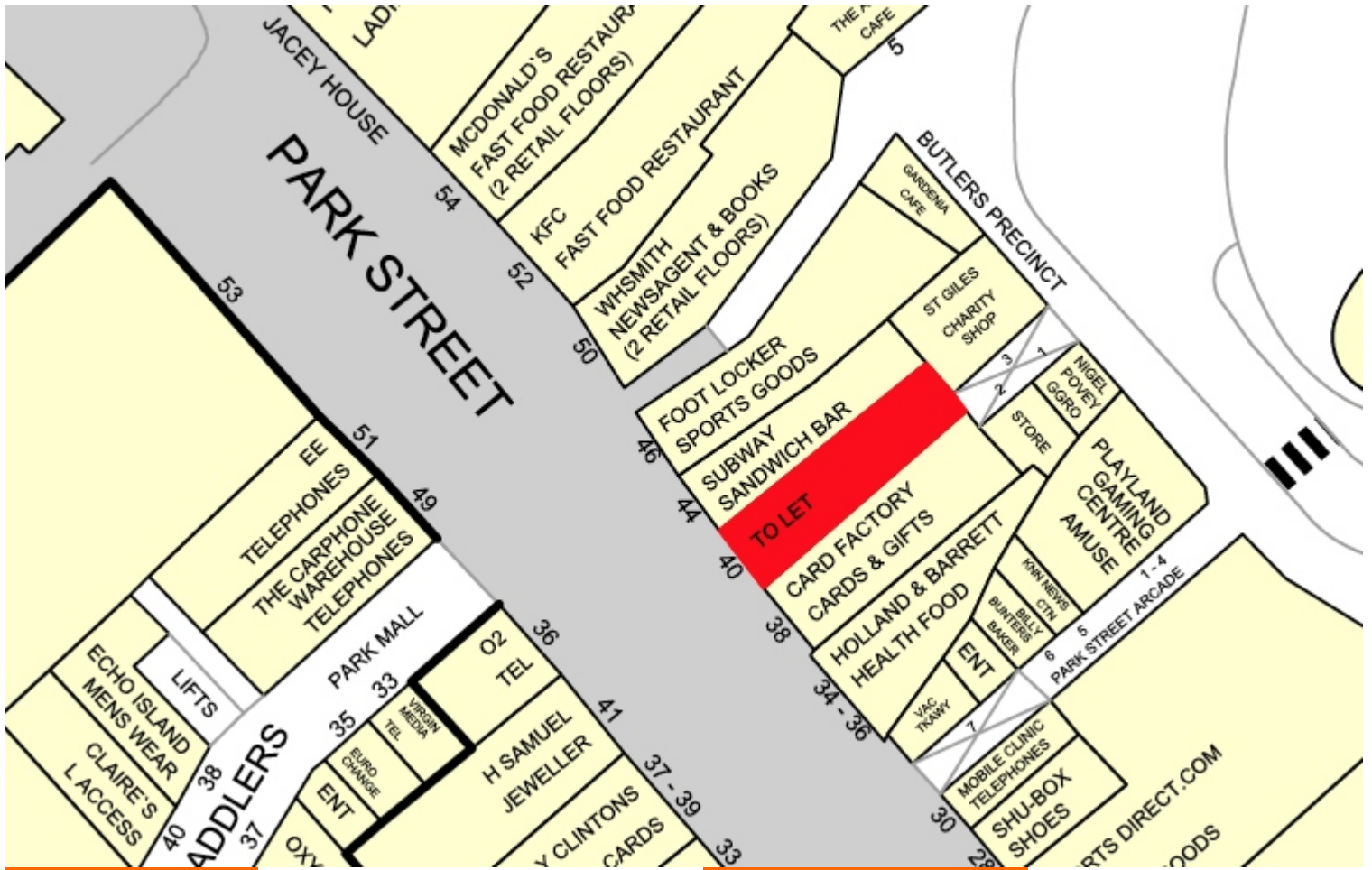
40 PARK STREET, WALSALL WS1 1NG

### FEATURES

- PRIME SHOP TO LET
- Quoting rent £45,000 per annum
- Adjacent to CARD FACTORY and SUBWAY
- Viewing by appointment only

### CONTACT

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## LOCATION

The property is positioned in a prime position on Park Street adjacent to CARD FACTORY and SUBWAY. Other multiple retailers in the vicinity include NEW LOOK, MCDONALDS, KFC, FOOTLOCKER, HOLLAND & BARRETT and SPORTS DIRECT. The subject unit is opposite the entrance of the SADDLER SHOPPING CENTRE.

## 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 £45,000 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 only and offers the following approximate dimensions and net internal floor areas:

INTERNAL WIDTH 5.35 m (17 ft 6")  
 GROUND FLOOR SALES 111.6 sq m (1201 sq ft)  
 STAFF/ KITCHEN AREA 63.11 sq m (680 sq ft)  
 FIRST FLOOR ANCILLARY 51.5 sq m (554 sq ft)  
 SECOND FLOOR ANCILLARY 10.6 m (114 ft)

## RATING INFORMATION

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

RATEABLE VALUE £61,000  
 RATES PAYABLE £30,073

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.