

RAPLEYS

TO LET Retail Unit

rapleys.com
0370 777 6292

12 The Bridge, Walsall WS1 1LR

CONTACT **Matthew Guest**
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Prime retail unit

Prominent town centre location

Nearby occupiers include
Amplifon, Greggs and Primark

Ancillary/office accommodation
available on upper floors

£45,000 per annum

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Location

Walsall is one of the main commercial towns in the West Midlands, located 10 miles northwest of Birmingham.

The property is located in a prominent position within the town centre, close to the bus station and entrance to the Saddlers Shopping Centre. Numerous national occupiers are nearby, including **Amplifon**, **Greggs** and **Primark**.

Description

The property is arranged over ground, first, second and third floors and benefits from a return frontage which fronts Walsall Market. The ground floor comprises a retail shop (last occupied by Vision Express) with ancillary/office accommodation to the upper floors.

Accommodation

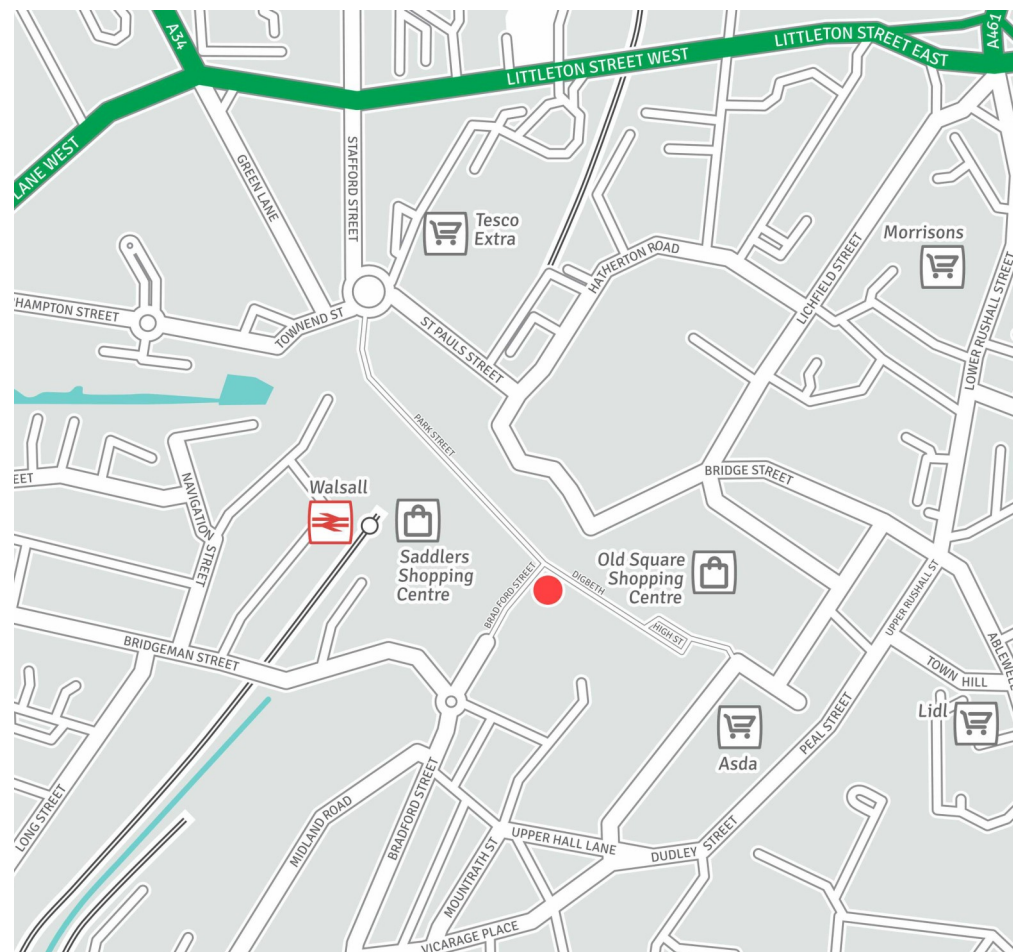
The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	72.42	779
First floor	128.80	1,386
Second floor	153.50	1,652
Third floor	130.00	1,399
Total	484.72	5,216

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.



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Terms

£45,000 per annum.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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