

**SHOP UNIT TO LET -
40 Park Street, Walsall, WS1 1NG**



Location

The property is sitting in a prime position within the best part of Walsall retail adjacent to Card Factory and Subway. Other retailers of note in the near vicinity include **New Look, McDonalds, KFC, Footlocker, Holland and Barrett, Sports Direct** and the subject premises are situated opposite to the entrance to the Saddler Centre.

Description

The premises comprise a shop on ground, first and second floors with the following areas and dimensions:

| | | |
|-------------------------------------|------------|-------------|
| Internal Width Max | 5.35 m | 17' 6" |
| Ground Floor Sales | 111.6 sq m | 1,201 sq ft |
| First Floor Potential Sales/Storage | 51.5 sq m | 554 sq ft |
| Staff/Kitchen | 63.11 m | 680 sq ft |
| Second Floor Storage | 10.6 m | 114 sq ft |

Lease

The property is available by a new lease for a term of years to be agreed.

Rental

£45,000 pax

Rateable Value

Rateable Value **£61,000**
Rate in £ (2018/2019) **49.3p**
Rates Payable **£30,073**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

Viewing

Strictly by appointment with the sole agent.

Ian Hughes

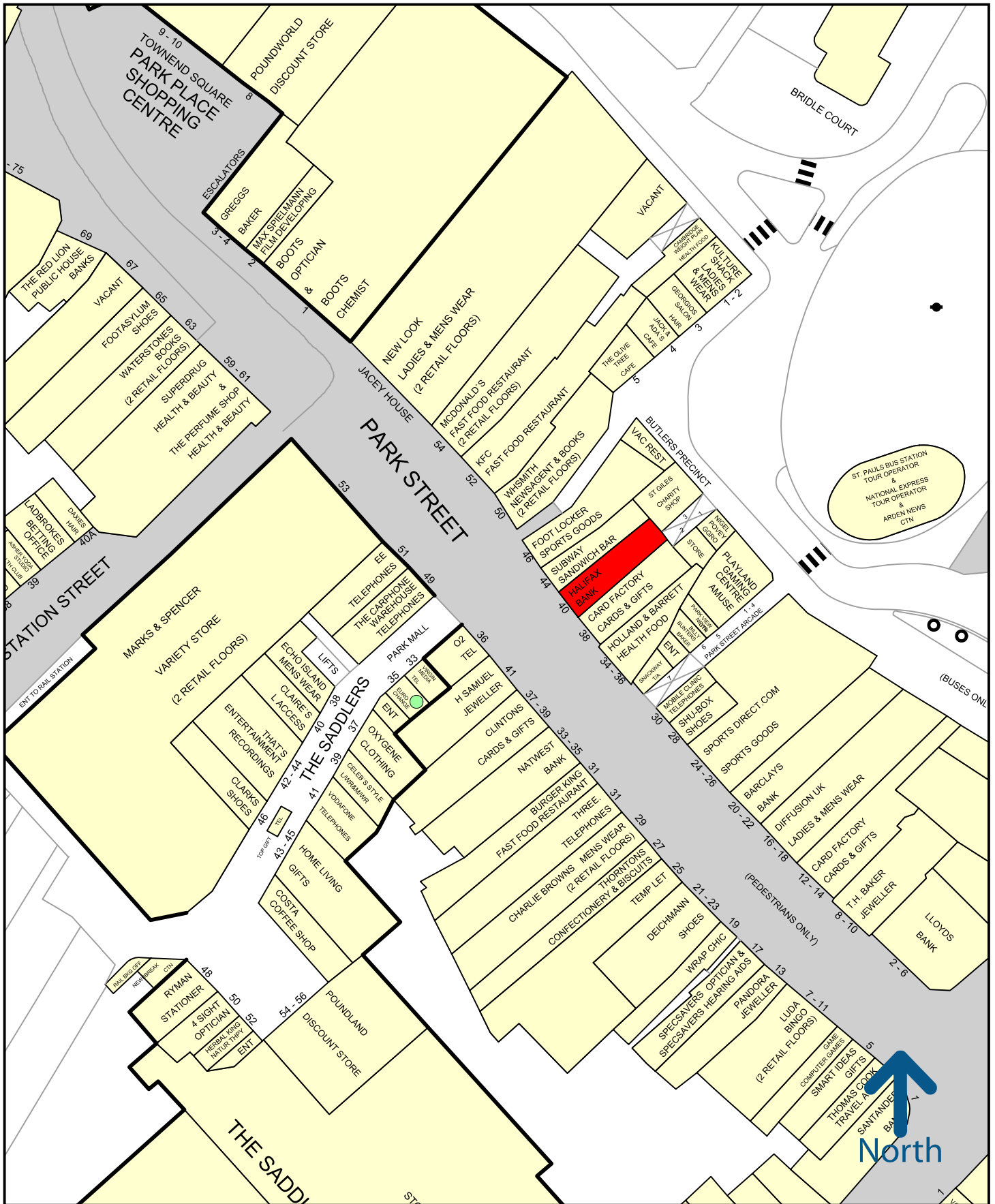
Rowley Hughes Thompson

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Date Revised: June 2018

**All transactions are stated exclusive of VAT.
SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 06/06/2018
Created By: RHT

