# ROWLEY HUGHES Property Consultants 0121 212 7800

# 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.

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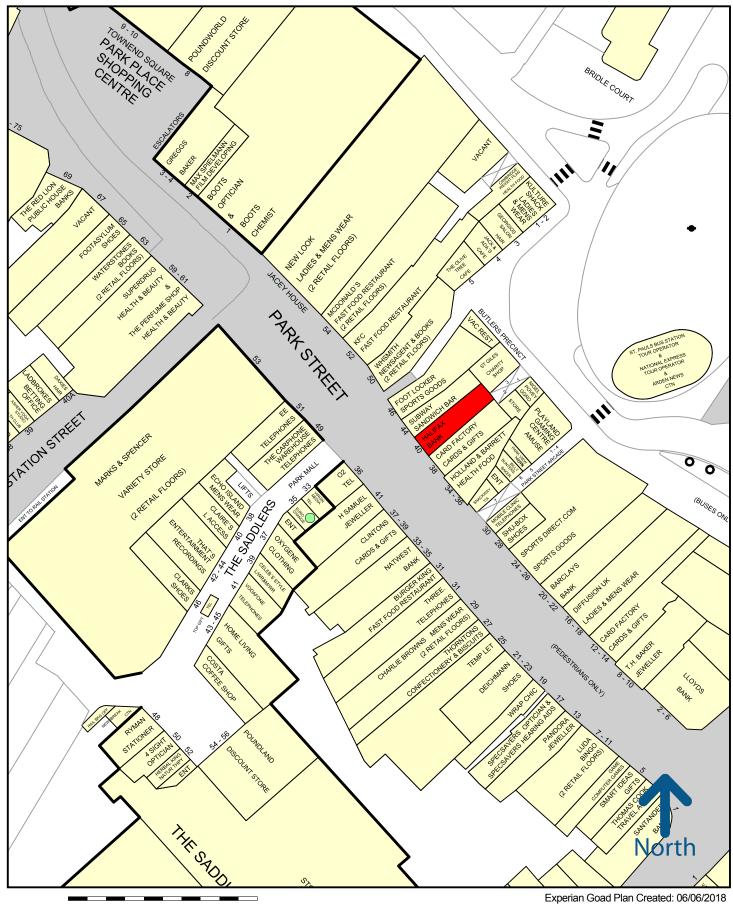
Date Revised: June 2018 All transactions are stated exclusive of VAT. SUBJECT TO CONTRACT

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