

## SMALL SHOP UNIT TO LET – 32 PARK STREET, WALSALL, WS1 1NG



### Location

Park Street Walsall is considered to be the prime retailing street and adjoins the Saddler Centre and associated car parking. The subject premises are situated on the corner of Park Street Arcade and Park Street, adjacent to **Holland and Barrett** other retailers of note in the near vicinity include **Sports Direct, Card Factory, H Samuel and Clintons** and comprise a shop on ground floor only.

### The Property

The premises have the following approximate dimensions and areas:-

Internal Width to front	2.7 m	8' 10"
Widening to	2.95 m	9' 7"
Shop Depth	10.63 m	34' 0"
Potential Sales	392 sq ft	36.42 sq m
Rear Storage with limited head height	53 sq ft	4.9 sq m

### Lease

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

### Rent

Offers in the region of £25,000 pax.

### Rating Assessment

Rateable Value	£26,414
Rate in £	49.3p
Rates Payable (18/19)	£13,021.61

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.

### EPC

An EPC is available upon request.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

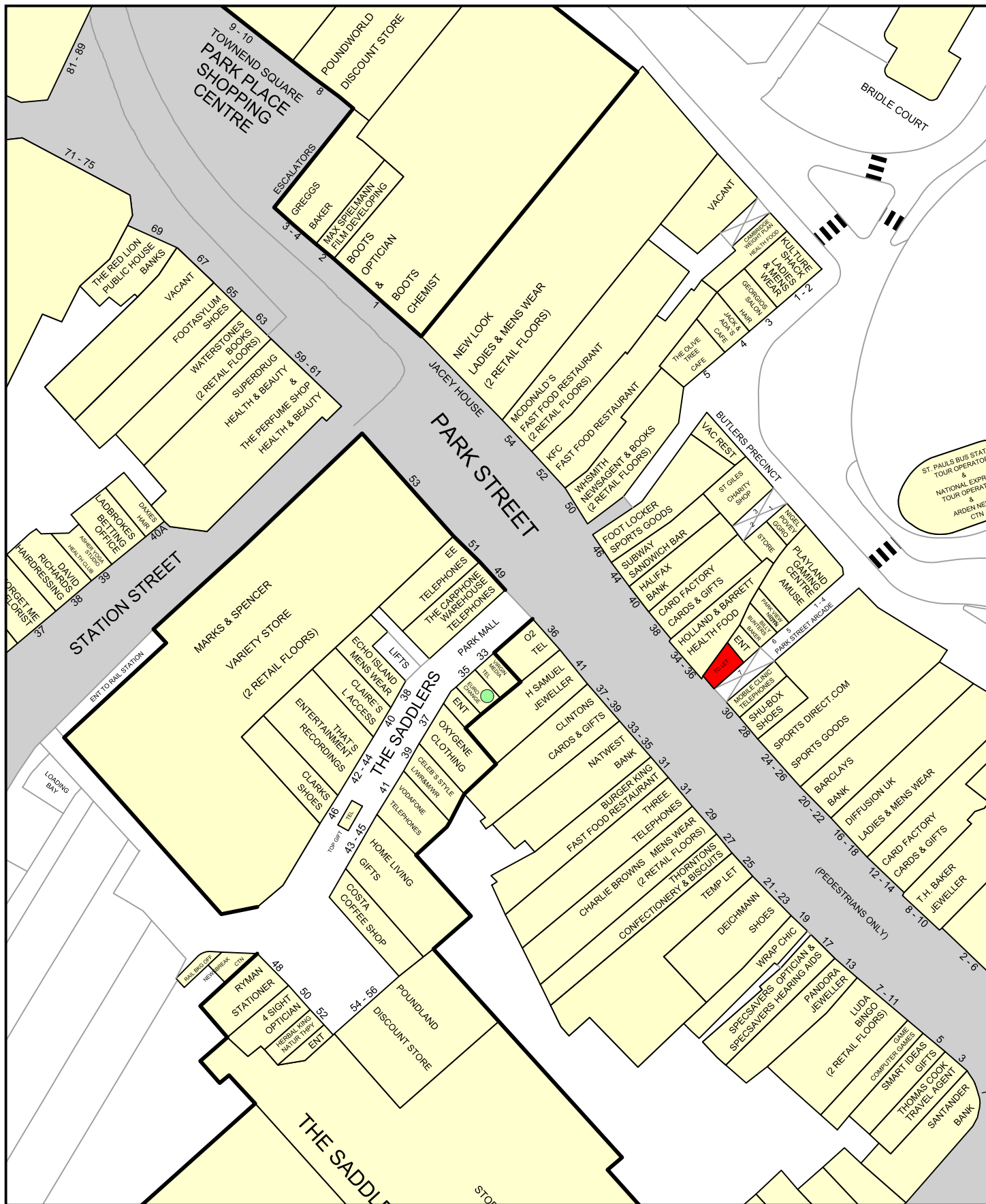
### Viewing

Strictly by appointment with the joint agents:-

**Ian Hughes**  
**Rowley Hughes Thompson**  
Direct Tel: 0121 212 7802  
Email: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

**Nicholas J Plant**  
**PBG Chartered Surveyors**  
Direct Tel: 01922 622211  
Email: [nick@pbg-surveyors.co.uk](mailto:nick@pbg-surveyors.co.uk)

**Date Prepared: November 2018**  
**All transactions are stated exclusive of VAT.**  
**SUBJECT TO CONTRACT**



Experian Goad Plan Created: 13/11/2018  
Created By: RHT