



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 3 EDMUND GARDENS | 117 EDMUND STREET | BIRMINGHAM | B3 2HJ



## 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 of 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.

#### Rent

**£45,000 pax.**

#### Rateable Value

Rateable Value	£61,000
Rate in £ (2019/2020)	50.4p
Rates Payable	£30,744

*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 transactional relief applies.*

#### EPC

Available upon request.

#### Legal Costs

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

#### Viewing

**Strictly by appointment with the Joint Agents.**

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

Dominic Brown  
Robertson Brown  
DD: 0121 503 2130  
Email: [dominic@robertsonbrownuk.com](mailto:dominic@robertsonbrownuk.com)

Date prepared: January 2020 transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.

