



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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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

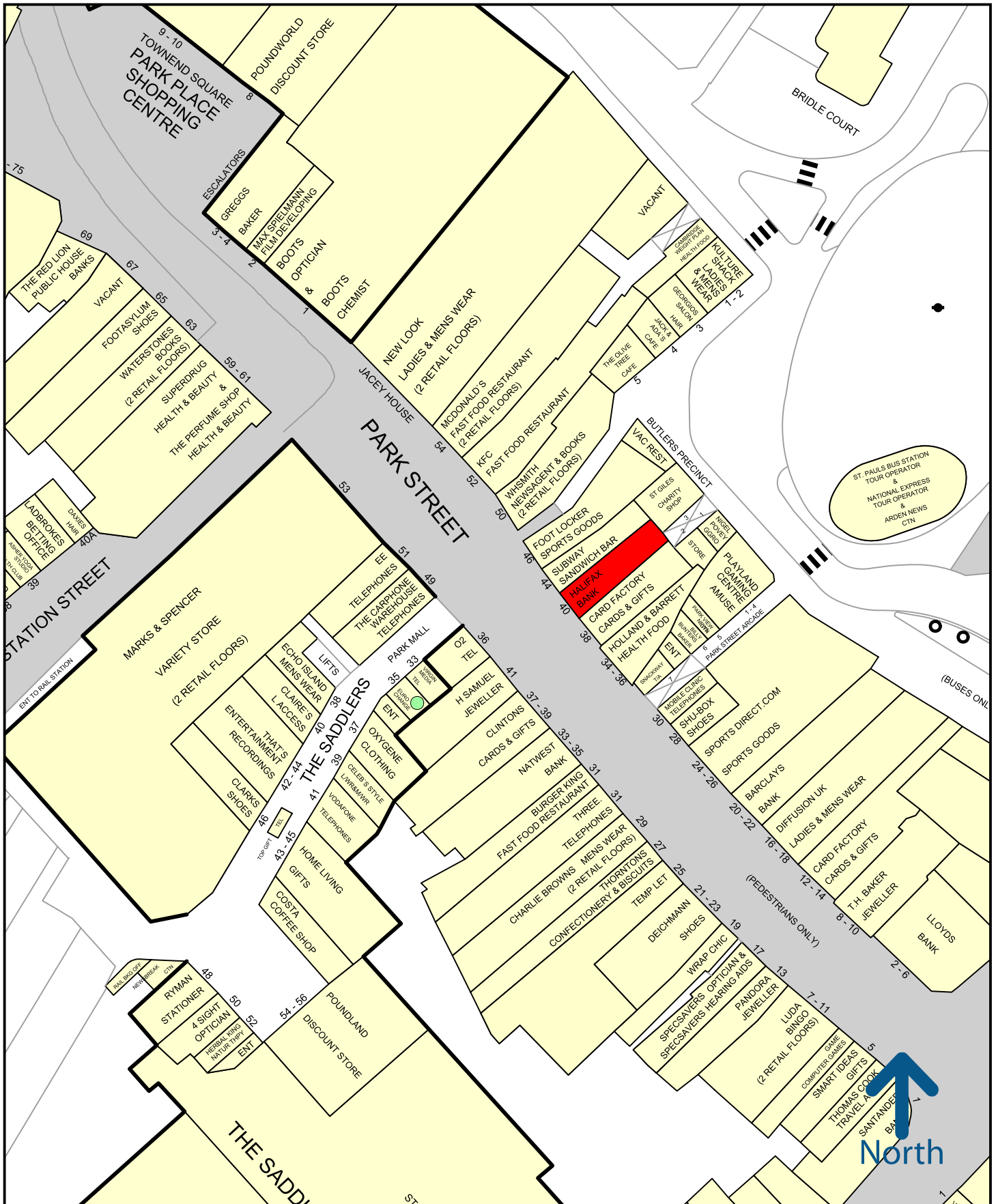
Strictly by appointment with the Joint Agents.

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

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50 metres

Experian Goad Plan Created: 06/06/2018

Created By: RHT



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