# **ROWLEY HUGHES THOMPSON**

PROPERTY CONSULTANTS

0121 212 7800 www.rhtretail.co.uk 3 Edmund Gardens 117 Edmund Street Birmingham B3 2HJ



# TO LET – PUBLIC HOUSE IN PROMINENT PERIOD PROPERTY

DARWALL STREET WALSALL WS1 1DA

#### Location

Walsall is a popular town that is located 10 miles north of Birmingham and 7 miles east of Wolverhampton. Road communications are good with M6 and M5 motorways both easily accessible and regular trains providing access to Birmingham New Street and Manchester Piccadilly.

The Imperial Public House is in the established leisure area being close to the local bus and railway stations.

The property occupies a prominent corner position with frontage to the pedestrianized street.

#### Description

A substantial corner property which is of steel framed and brick construction under a multi pitched roof.

#### Accommodation

Ground Floor	615	6,627
Basement	161	1,740
Total	776	8,367

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## **Commencing Rental**

Offers invited in the region of £40,000 per annum exclusive of service charge, business rates, building insurance and VAT.

#### **Rating Assessment**

Rateable Value 18/19	£117,000
Rate in £ 18/19	49.3p
Rates Payable	£57,681

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

## EPC Rating

E – full EPC available upon request.

## Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

## Premises Licence

The property benefits from a premises licence permitting the sale of alcohol unit 12.30 am Sunday to Thursday and until 1.00 am Fridays and Saturdays.

Viewing strictly by appointment with the sole agent:-

Ian Hughes DD: 0121 212 7802 E: ianh@rhtretail.co.uk

Date prepared: March 2019. All 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 sastisfy 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.





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