



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## 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
<b>Total</b>	<b>776</b>	<b>8,367</b>

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.

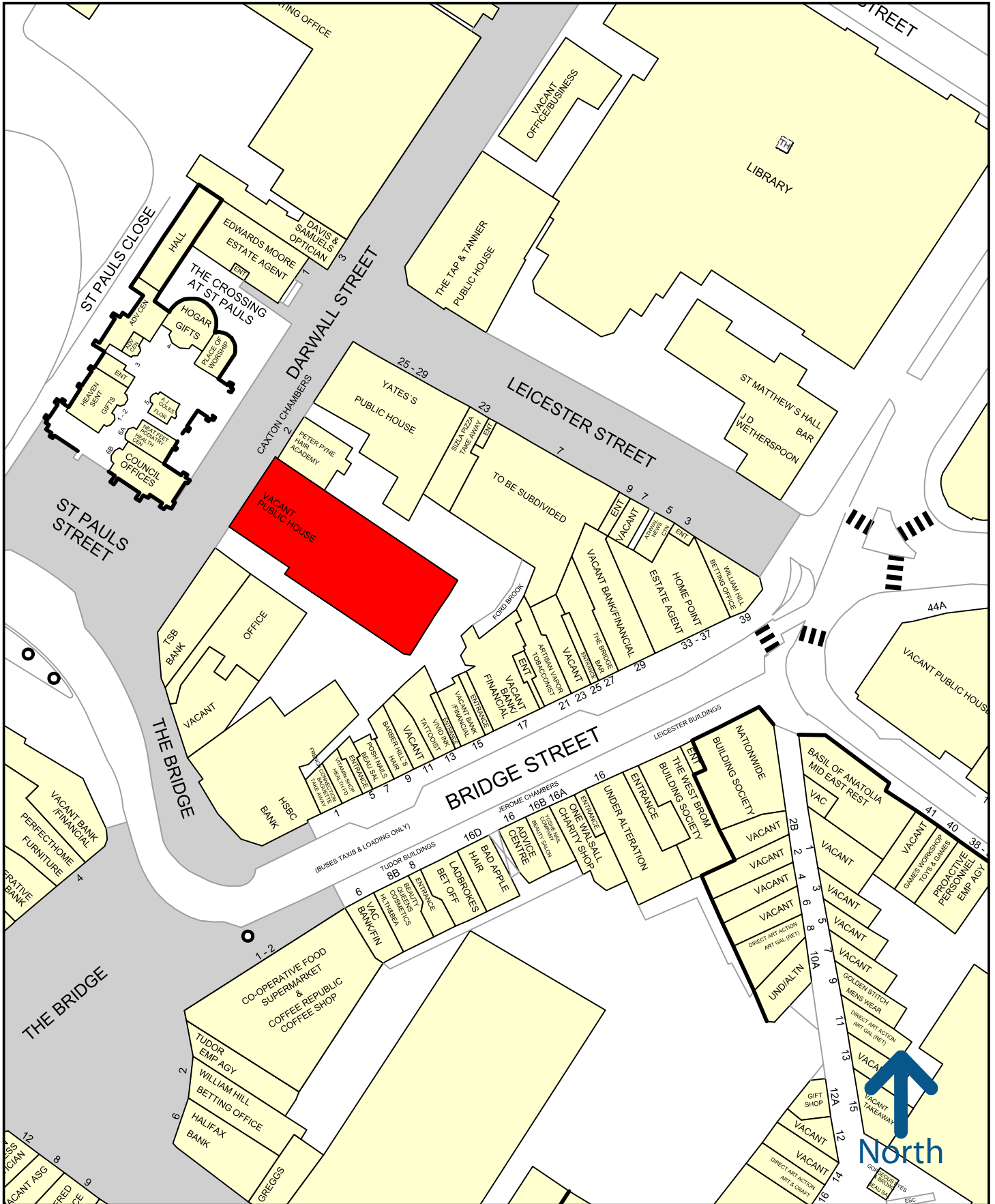
**Viewing strictly by appointment with the sole agent:-**

**Ian Hughes**

**DD: 0121 212 7802**

**E: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)**

Date prepared: March 2019. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 13/03/2019  
Created By: RHT

