



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## PROMINENT RETAIL UNIT TO LET WITH A1 & A2 PLANNING CONSENTS

### 109 LICHFIELD STREET, WALSALL, WS1 1SZ

#### Location

Walsall is situated to the north west of the West Midlands conurbations. Wolverhampton is located approximately 6 miles to the west and Birmingham City Centre 9 miles to the south east.

The subject premises are prominently situated on Lichfield Street at its junction with the town's inner ring road. The premises are situated adjacent to Domino's Pizza and other occupier in the immediate vicinity include Morrisons Supermarket.

#### Description

The subject premises comprise a prominent retail unit consisting of forward and rear sales together with a side showroom. W.C. and kitchen facilities are located to the rear.

#### Accommodation

Gross Frontage (Overall)	9.6 m	31' 6"
Return Frontage	9.1 m	30' 0"
Net Frontage of Front Sales Area	4.0 m	13' 4"
Internal Width Average	3.6 m	12' 0"
Depth (Max)	15.82 m	51' 9"
<b>Ground Floor</b>		
Front Sales Area	35.75 sq m	385 sq ft
Rear Sales Area	18.40 sq m	198 sq ft
Front Showroom	34.30 sq m	369 sq ft
Kitchenette	-	-
WC	-	-

#### Rental

Rental offers in the region of £17,500 per annum exclusive are sought.

#### Planning

The subject premises benefit from open A1 (Standard Retail) Consent.

#### Rating Assessment

Rateable Value                    £12,500  
Rate in £ (2019/2020)            49.1p

*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.*

#### Tenure

The subject premises are offered by way of a new 10 year effectively fully repairing and insuring lease subject to a rent review at the end of the 5<sup>th</sup> year of the term.

#### EPC

Available on request.

#### Legal Costs

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

#### Declaration

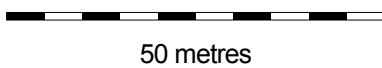
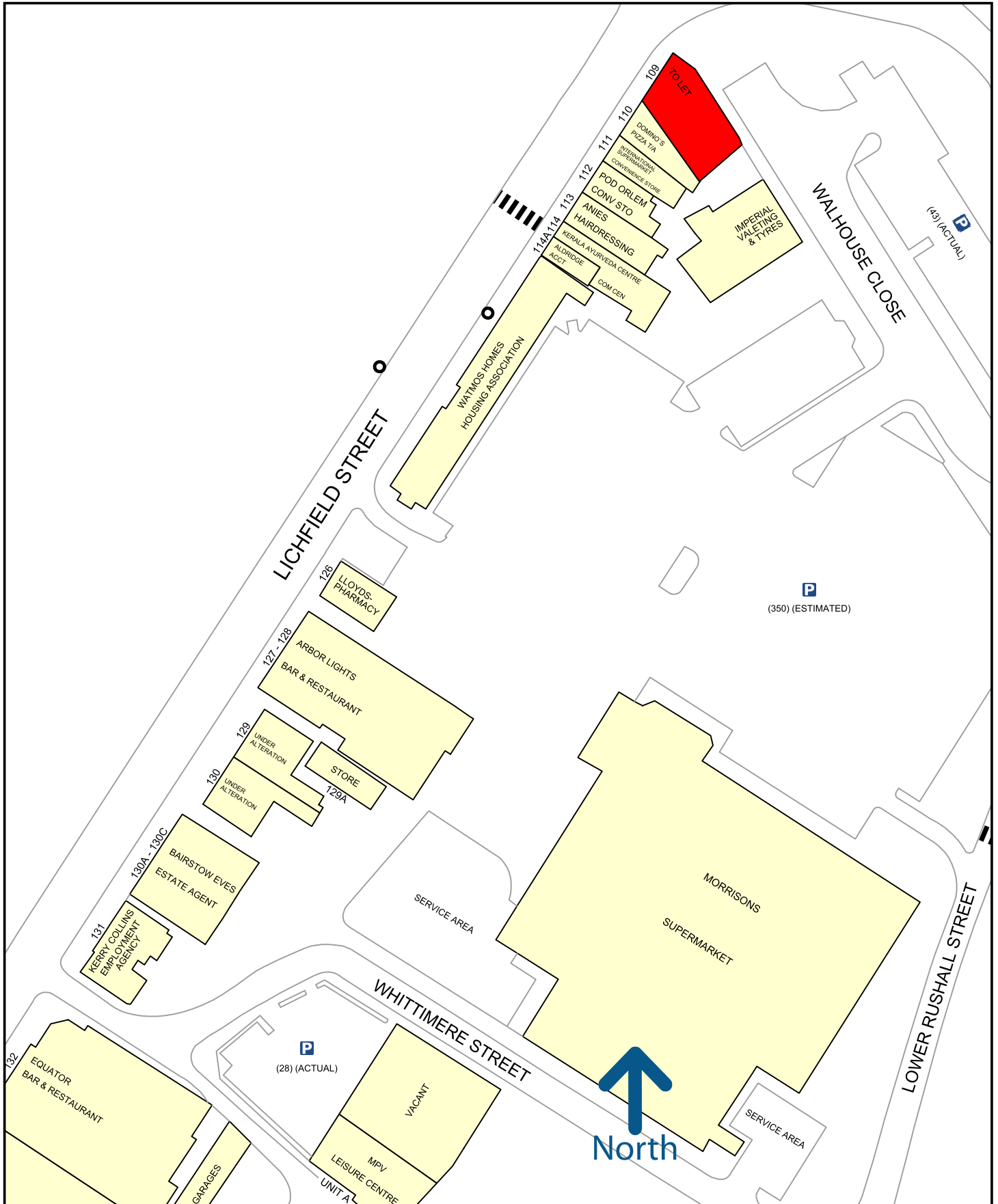
It is hereby declared by Rowley Hughes Thompson that a Director of this company has an interest in these premises.

#### Viewing/Contact Strictly by appointment with the joint agents.

Jon Rowley  
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Date prepared: Sept 2019 transactions are stated exclusive of VAT. Subject to Contract.



Experian Goad Plan Created: 03/09/2019  
Created By: RHT



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