



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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



## PROMINENT FIRST FLOOR SALON/OFFICE PREMISES

**109A LICHFIELD STREET, WALSALL,  
WS1 1SZ**

### Location

The property occupies a prominent position on the eastern side of Lichfield Street at its junction with a busy intersection of Lichfield Street and the A4148 Littleton Street West/Broadway North, which forms part of Walsall's ring road. The premises are situated adjacent to Dominos Pizza and are also close to Morrison's Supermarket.

### Description

The property comprises a prominent first floor salon/office premises within a two storey building.

### Accommodation

Self contained ground floor entrance lobby, on the first floor main salon, office, store, kitchen, toilets.

Total Net Internal Floor Area	994 sq ft	92.35 m <sup>2</sup>
-------------------------------	-----------	----------------------

### Services

All mains services, with the exception of gas, appear to be connected or available to the property. No tests have been applied to any of the services or appliances.

### Planning

The property has most recently been used as a hairdressing salon and is thought suitable for similar use. Alternative use such as offices will also be considered. Interested parties are advised to make their own enquiries of the Local Planning Authority in respect of their intended use.

### Rental

£12,000 pa exclusive.

### Rating Assessment

Rateable Value                    £7,500  
Rate in £ (2019/2020)            49.1p

*This information is for guidance purposes only. Small business rates relief may be available. 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

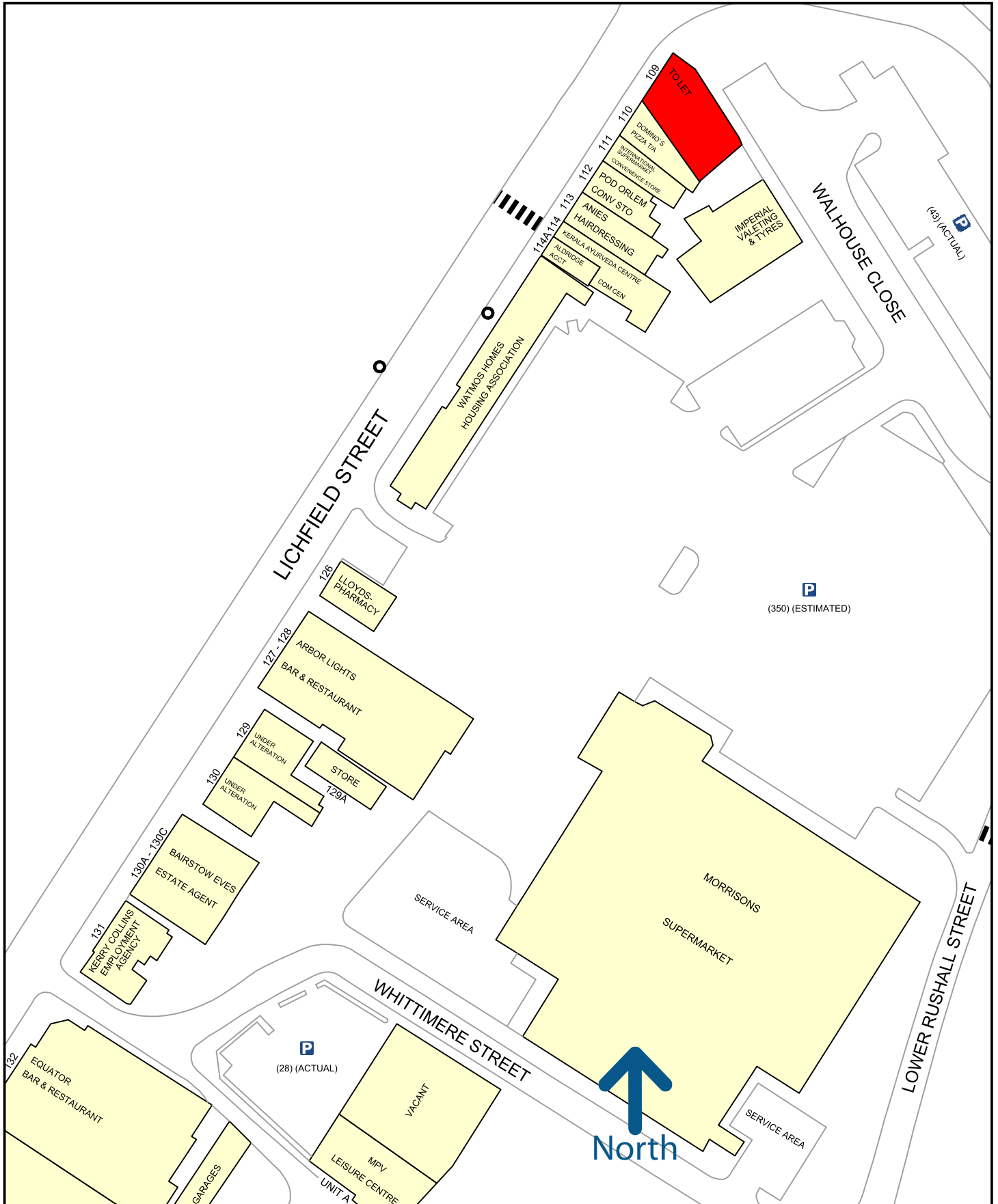
It is hereby declared by Rowley Hughes Thompson that a Director of this company has an interest in these premises.

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

Jon Rowley  
DD: 0121 212 7801  
E: [jonr@rhretail.co.uk](mailto:jonr@rhretail.co.uk)

Stephen Johnson - Fraser Wood Commercial  
Tel: 01922 629 000  
Email: [commercial@fraser-wood.co.uk](mailto:commercial@fraser-wood.co.uk)

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



50 metres

Experian Goad Plan Created: 03/09/2019

Created By: RHT

