



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

**46 PARK STREET
WALSALL
WS1 1NG**

Location

The subject premises sit in a prime occupation on the favoured side of Park Street, Walsall opposite one of the entrances to Sadler Centre. The retailers to note adjacent include **WH Smith, Subway** and other retailers of note include **Boots, New Look, McDonalds, KFC, Card Factory, Holland & Barrett and Sports Direct.**

Description

The property comprises a shop on ground, basement and first floor with the following dimensions and areas:-

Accommodation

Gross Frontage	20'9"	6.32m
Net Frontage	16'8"	5.08m
Shop Depth	84'4"	25.71m
Ground Floor Sales	1715 sqft	159.32sqm
Basement Storage	844 sqft	78.41sqm
First Floor Storage	1136 sqft	105.52sqm

Lease

The property is to be made available on a new lease for a term of years to be agreed.

Rent

£45,000 pax

Rating Assessment

Rateable Value - £66,500

At present there will be no rates payable until the 1st July 2021.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging Authority to confirm the rates payable at the time.

EPC Rating

Available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs.

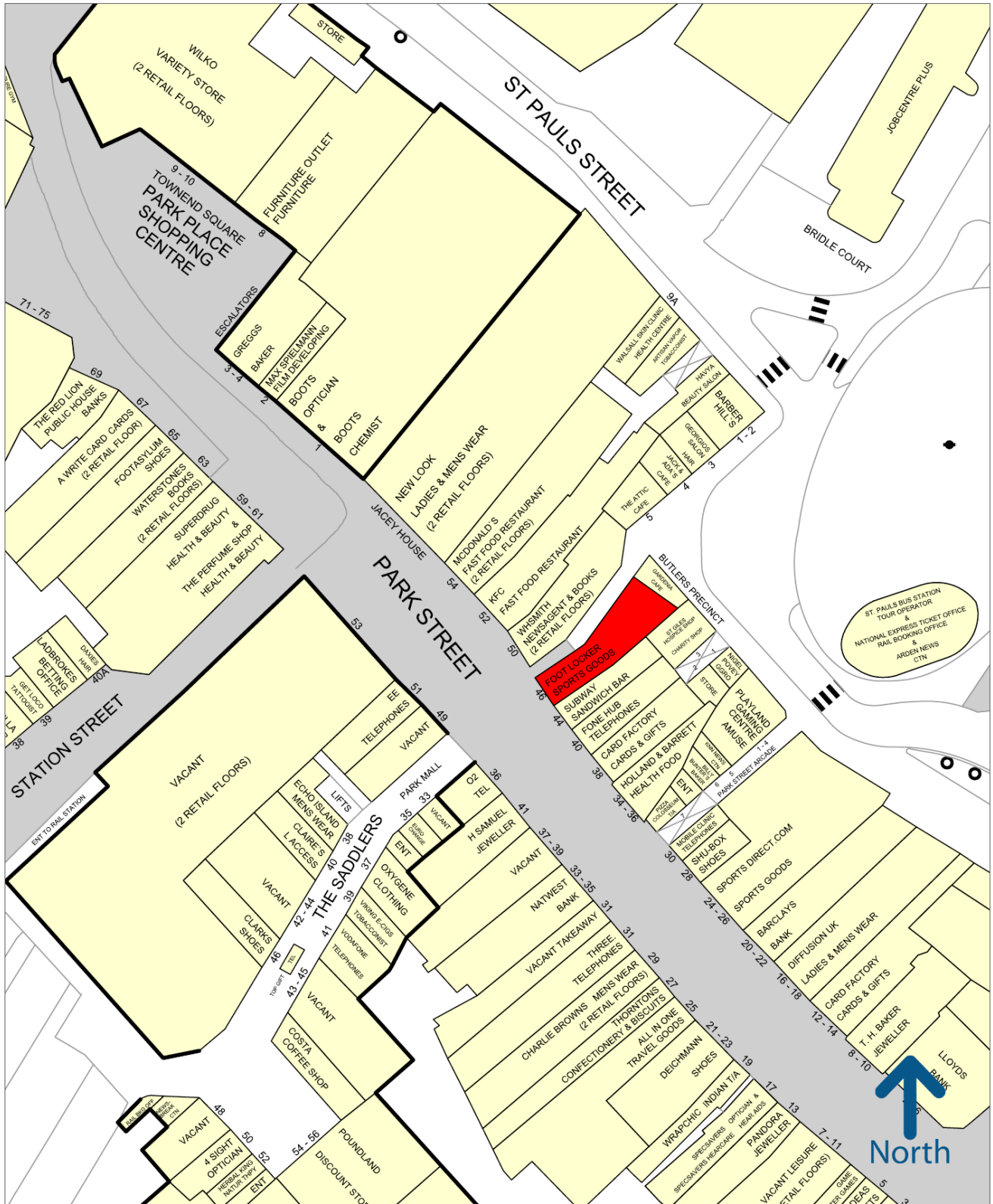
Viewing

The property is available for viewing via the joint agents:

Ian Hughes
Rowley Hughes Thompson
Direct Dial: 0121 212 7802
Mobile: 07795 147434
Email: ianh@rhretail.co.uk

Dominic Brown
Robertson Brown
Direct Dial: 0121 503 2130
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Date prepared: March 2021. Transactions are stated exclusive of VAT,
Subject to Contract



Experian Goad Plan Created: 10/03/2021
Created By: RHT



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