



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



TO LET

**16/18 PARK STREET, WALSALL
WS1 1NG**

Location

Walsall has a strong retail offer which is centred upon the pedestrianised Park Street which links the Crown Wharf Shopping Park to the north, the Saddlers Shopping Centre in the centre of Park Street and Old Square Shopping Centre.

Park St remains the prime pedestrianised pitch. **Primark** are situated nearby and the subject premises which are in good condition are adjacent to **Card Factory** and **Barclays Bank**. Other retailers of note nearby include **Deichmann Shoes**, **Sports Direct.Com**, **Holland and Barratt**, **Pandora** and **T H Baker** to name a few.

Description

The premises comprise a lock up shop on ground floor only.

Accommodation

The property is arranged over ground, first, second and third floors with the following approximate dimensions and areas:-

Net Frontage	8.59 m	(28 ft 2 ins)
Shop Depth	32.97 m	(108 ft 2 ins)
Ground Floor Sales	293.94 sq.m.	(3,164 sq.ft.)
First Floor	256.69 sq.m.	(2,763 sq.ft.)
Second Floor	275.64 sq.m.	(2,967 sq.ft.)
Third Floor	135.07 sq.m.	(1,455 sq.ft.)

Tenure

The property will be available by way of a new lease for a term of years to be negotiated.

Rent & Freehold

On application. May consider freehold disposal.

Rateable Value – This is substantially reduced from April St 2023

Rateable Value	£61,000
Rate in £ 2023-24	51.2 pence in the £
Rates Payable	£31,223

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.

EPC

Available upon request

Legal Costs

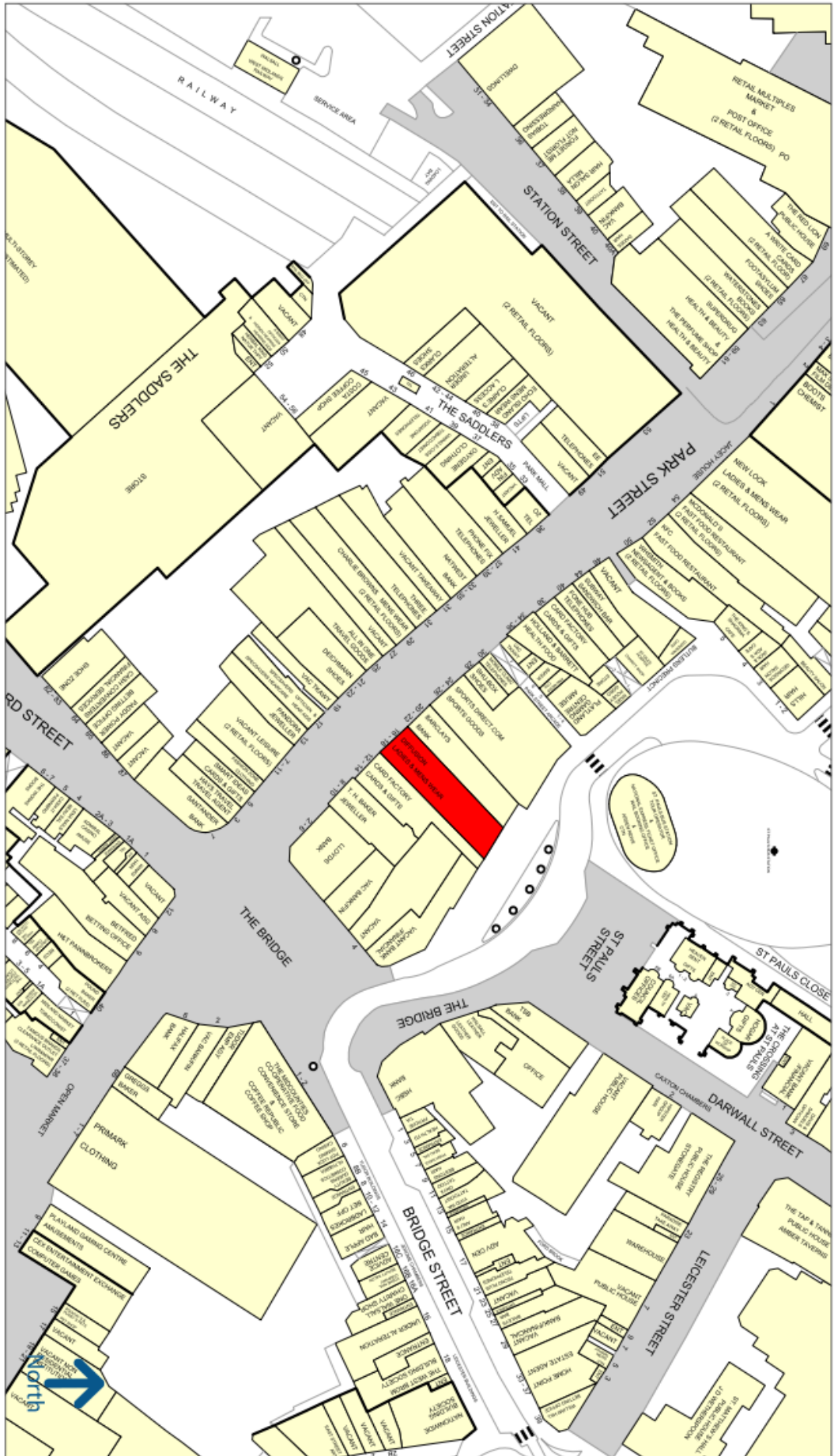
Each Party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent:

Ian Hughes
Rowley Hughes Thompson
Mobile: 0779 5147434
Email: ianh@rhtretail.co.uk

Date revised: Dec 2022. Transactions are stated exclusive of VAT,
Subject to Contract



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50 metres

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