



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhretail.co.uk | ENTERPRISE HOUSE EDMUND STREET BIRMINGHAM B3 2HJ



RESTAURANT/SHOP/TAKE AWAY

TO LET

UNIT 1 THE MARKET CENTRE, BLOXWICH, WALSALL, WS3 2JE

Location

Bloxwich is a thriving town situated 3 miles north of Walsall, 13 miles north-west of Birmingham city centre, and 3 miles from Junction 10 of the M6.

The Market Centre is situated adjacent to Bloxwich High Street and, in addition to the open-air market which trades 3 days per week, other occupiers include Wilko, Iceland and Home Bargains.

The premises form part of The Market Centre, Bloxwich and occupy a prominent position fronting Elmore Row. There is a free car park providing 50 parking spaces immediately in front of the property – making it ideal for restaurant or take away use.

Description

The premises comprise a modern single storey restaurant/retail unit together with rear ancillary accommodation. The property has the benefit of rear servicing via a secured service yard.

Accommodation

The property provides a ground floor sales area of:-

114.18 sq. m - 1,229 sq. ft.

Lease

Available by way of a new full repairing and insuring lease, subject to service charge provision, for a term of years to be agreed.

Commencing Rental

£22,000 per annum (plus VAT) exclusive of service charge, business rates and building insurance.

Service Charge

The lease is subject to a service charge.

Rating Assessment – from April 2023

Rateable Value	£7,600
Rate in £ (2023/2024)	49.9p
Rates Payable (2023/2024)	£948.10

(For businesses eligible for the 75% retail, hospitality and leisure relief)

This information is for guidance purposes only. Interested parties are advised to make their own enquiries.

EPC Rating

EPC available upon request.

Legal Costs

Each Party to be responsible for their own legal costs.

Viewing/Contact:

David Thompson
Tel: 0121 212 7803
E: davidt@rhretail.co.uk

Date prepared: January 2023. All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.

