

7-9 Reeves Street, Bloxwich, Walsall, WS3 2DQ



TO LET

Ground Floor Restaurant Premises Net Internal Area: 1,381 ft2 (128.29 m2)

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T: 0121 638 0500



Location

The property is located on Reeves Street, just off High Street which is the main throughfare in Bloxwich. Bloxwich has a population of around 25,000 people.

The unit is situated near to national operators including ASDA, Wetherspoons, Subway and Greggs.

Bloxwich is located 14 miles North-West of Birmingham and 2 miles outside of Walsall. The property has excellent links to the M6 via Junction 10 (2.7 miles) as well as being in close proximity to Bloxwich Train Station (0.5 miles).

Description

The property comprises a double ground floor retail premises that was formerly used as a restaurant. The unit consists of a bar/waiting area, private front dining room, open plan dining area, kitchen with canopy and W/C facilities.

The unit benefits from a double-glazed windows, boarded ceiling with spotlights, wood laminate flooring, and kitchen with canopy extraction.

On road parking is available on Reeves Street and surrounding.

Accommodation

Total (NIA) 1,381 ft2 (128.29 m2) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £14,500 per annum exclusive.

Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

VAT

All figures' quotes are exclusive of VAT which we understand is not payable.

Planning Use

We understand that the unit has planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is available immediately upon completion of legal formalities

Viewings

Strictly via the sole letting agent Siddall Jones on: 0121 638 0500



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.