

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



**TO LET**

Ground Floor Restaurant Premises

Net Internal Area: 1,381 ft<sup>2</sup> (128.29 m<sup>2</sup>)

### 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 ft<sup>2</sup> (128.29 m<sup>2</sup>) 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**

