



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

**Ground Floor Restaurant
Premises With Bar / Waiting
Area and Private Dining
Room 1,381 ft 2**

1,381 sq ft
(128.30 sq m)

- Ground Floor Retail Premises
- Includes Bar/Waiting Area
- Double Glazed Windows
- Ceiling With Spotlights
- Wood Laminate Flooring
- Kitchen With Canopy Extraction

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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.

Location

The property is located on Reeves Street, just off High Street which is the main thoroughfare 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).

Viewings

Strictly via the sole letting agent Siddall Jones on.

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

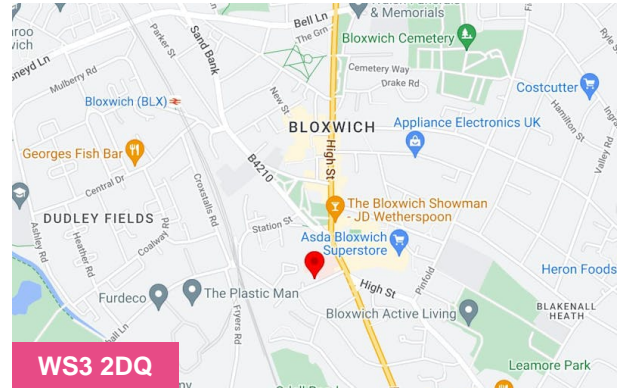
Each party are to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is available immediately upon completion of legal formalities



Summary

Available Size	1,381 sq ft
Rent	£14,500 per annum
Business Rates	Small Business Rates Relief, subject to tenants' eligibility.
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable. All figures' quotes are exclusive of VAT which we understand is not payable.
Legal Fees	Each party to bear their own costs. Legal Costs Each party are to be responsible for their own legal costs incurred during this transaction.
Estate Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



Edward Siddall-Jones

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