

TO LET

REFURBISHED RETAIL PREMISES

180B STAFFORD STREET, WALSALL, WS2 8EA



Contact James Craine: james@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk

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LOCATION

The property is located off Stafford Street in mixed commercial and residential location with surrounding occupiers including Domino's Pizza, Sweet Box and Burgerz and Bunz.

Stafford Street is located 0.4 miles from Walsall town centre via Stafford Street. Walsall train station is approximately 0.5 miles distant, whilst Junction 10 of the M6 Motorway is approximately 1.4 miles to the west.

DESCRIPTION – [VIRTUAL TOUR](#)

The property comprises of a recently externally refurbished retail premises of shell-specification ready for occupiers fit out.

Currently there is an open plan space consisting of a concrete floor, breeze block walls and floor to ceiling double glazed frontage. The frontage and double-glazed windows to the right elevation benefit from aluminium frames and electronic security shutters.

RENT

£11,000 per annum plus VAT.

TENURE

The property is available via a new sublease in connection with existing head lease of the building and will be contracted outside of the Landlord and Tenant Act 1954 on terms to be agreed. The ingoing tenant is to contribute towards the costs of building repairs on a fair and reasonable basis.

SERVICES

Electric, water and drainage services are connected to the property and require internal installation by the in-going tenant. These have not been tested. The premise has a three-phase electrical supply. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



LEGAL COSTS

Each party is responsible for their own legal costs in relation to the transaction.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority.

ACCOMMODATION	SQ M	SQ FT
NIA	98.30	1,058

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EPC

Pending.

RATING ASSESSMENT

The Rateable Value is currently included within the valuation of another property and requires reassessment. Small businesses may benefit from Small Business Rates Relief Scheme for up to 100%. We would recommend that further enquiries are directed to the Local Rating Authority.

VAT

All rents are quoted exclusive of VAT which we understand is applicable.

CONTACT

James Craine

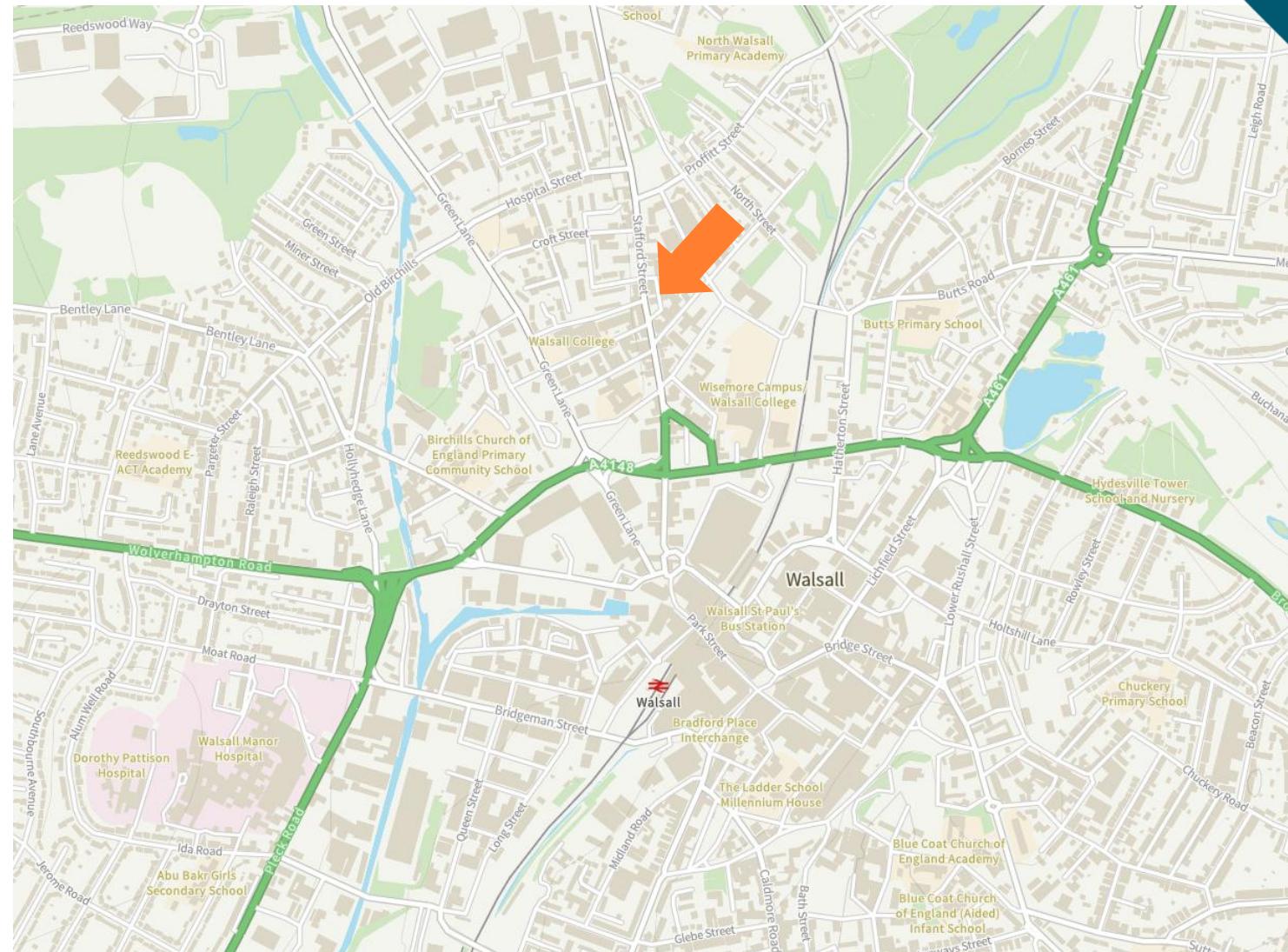
E: james@mounseysurveyors.co.uk

Tom Tunnicliff

E: t.tunnicliff@mounseysurveyors.co.uk

T: 01782 202294

Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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