

# To Let

## Prime High Street Offices

**First & Second Floors, 37-39 Park St, Walsall WS1**



### Location

Walsall is one of the principal commercial centres within the West Midlands conurbation and is situated approximately 10 miles (16 km) north west of Birmingham, 8 miles (13 km) east of Wolverhampton and 6 miles (9 km) north east of West Bromwich.

The property is situated in a 100% prime position on pedestrianised Park Street. Nearby occupiers include **Card Factory**, **NatWest**, **Subway**, **H Samuel**, **Sports Direct** and **New Look**.

### Description

The property has an ground floor entrance and staircase leading to the upper floor accommodation arranged over first and second floors. The accommodation is ready for immediate occupation.

### Rent

£8,500 pax

### Accommodation

First Floor	792 sq ft	73.59 sq m
Second Floor	560 sq ft	52.06 sq m

### Terms

The premises are available by way of a new lease on terms to be agreed.

### Business Rates

We understand that the property is assessed as follows:

**Rateable Value:** £8,700

**UBR (2019/20):** 49.9p

**Rates Payable:** £4,341.30

Interested parties should make their own enquiries with the Local Authority to verify this information. You may be entitled to small business rate relief.

### Planning

The property currently has the benefit of B1 (Offices) use however is suitable for alternative uses subject to planning consent.

### Legal Costs

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

### EPC

C 60. The EPC certificate can be made available upon request.

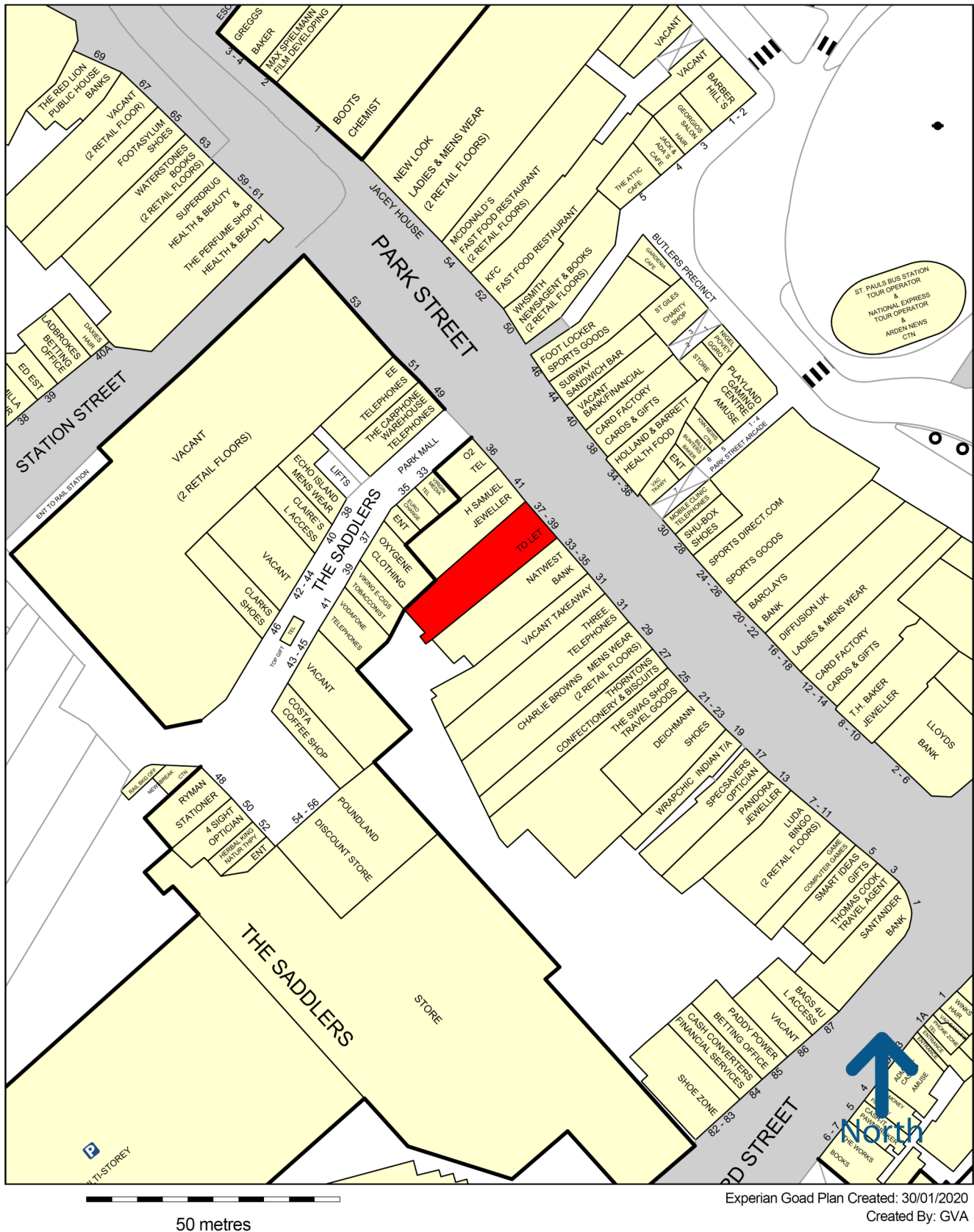
### VAT

VAT if applicable will be charged at the standard rate.

### Viewing

Strictly by prior appointment with the sole agents.

0121 236 8236  
[avisonyoung.co.uk](http://avisonyoung.co.uk)



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Created By: GVA

Avison Young  
3 Brindleyplace, Birmingham B1 2JB  
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