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A-Z MAP Ref.: Edition 2 2004
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TO LET
LARGE TOWN CENTRE RETAIL PREMISES
Known as

19-20 BRADFORD STREET
WALSALL
WEST MIDLANDS
WS1 1PB



LOCATION: The property is situated on the eastern side of Bradford Street on the corner of Newport Street forming part of the pedestrianised shopping centre of Walsall. Adjoining Traders include Corals, British Heart Foundation and Cash Generator.

DESCRIPTION: The property comprises a two storey retail premises of brick construction with a flat roof. The property benefits from loading facilities to the right hand side accessed via Newport Street and also a secure car park accessed from Newport Street with space for eleven vehicles.

ACCOMMODATION: Ground Floor: **SHOP** with glazed display windows, entrance door, suspended ceiling with overhead strip lighting. **TWO OFFICES.** **LOADING BAY** with **STORE** off.

First Floor: **RETAIL AREA** with suspended ceiling, overhead strip lighting. **GENERAL OFFICE.**

BOARDROOM. **STORE,** **KITCHEN,** ladies and gents toilets.

TOTAL NET INTERNAL GROUND FLOOR AREA : APPROXIMATELY 5,103 SQ.FT (474.08 SQ.M)

TOTAL NET INTERNAL FIRST FLOOR AREA : APPROXIMATELY 5,274 SQ.FT (489.97 SQ.M).

TOTAL NET INTERNAL FLOOR AREA : APPROXIMATELY 10,377 SQ.FT (964.05 SQ.M).



16, Lichfield Street, Walsall WS1 1TS



**19-20 BRADFORD STREET
WALSALL**

SERVICES:

All main services are believed to be available to the property. No tests have been applied to any of the services or appliances.

RATING DATA: (obtained from the Valuation Office Agency Web Site):

Rateable Value : £65,000
Description : Shop and Premises

TOWN PLANNING:

The property has most recently been used as a Furniture Showroom falling with Use Class A1 - of the Use Classes Order. Interested parties are advised to make their own enquiries of the Local Authority Planning Department in respect of their intended use.

TERMS:

The property is available to let by way of a new 5 year full repairing and insuring lease or multiples thereof with rent reviews every 5 years at a Rental of £60,000 per annum exclusive.

COSTS:

The Ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the preparation of the agreement.

ENERGY PERFORMANCE CERTIFICATE:

A copy of the EPC is attached to these particulars.

REFERENCES:

An ingoing tenant will be required to supply references to be taken up by the landlord's agent for a non returnable fee of £75.00.

VIEWING:

Contact FRASER WOOD COMMERCIAL ON 01922 629000.

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the agent accepts any responsibility or liability.

14/01/2013

N.B. Rents and Prices quoted may be subject to VAT.

CONDITIONS UNDER WHICH PARTICULARS OF THIS PROPERTY ARE ISSUED. Fraser Wood Commercial, for themselves and the Vendor/Lessor of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a Contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fraser Wood Commercial, or the Vendor/Lessor. (3) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. (4) Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor/Lessor does not make or give, and neither Messrs. Fraser Wood Commercial, nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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