

19-20 Bradford Street, Walsall, West Midlands, WS1 1PB

Guide Rent: £40,000pa

**To Let – Prominent 10,380 sq ft retail unit
opposite Walsall train station and the
Saddlers Shopping Centre.**



LOCATION

The premises are situated at the junction of Bradford Street and Newport Street, lie within Walsall town centre and are opposite the town's train station. The premises are prominently situated close to national occupiers including Greggs, Coral and Heron Foods.

DESCRIPTION

The premises benefit from ground and first floor retail accommodation with appropriate staff facilities, storage area and car park to the rear for c11 cars. Our client may consider dividing the space, on terms to be agreed.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
Internal Width	14.2m	46 ft 9 in
Shop Depth	20.3m	66 ft 8 in
Net Ground Floor Sales Area	279 sq m	3,000 sq ft
Mezzanine Sales	106 sq m	1,145 sq ft
Rear Warehouse	95 sq m	1020 sq tft
FIRST FLOOR		
New Sales Area	484 sq m	5215 sq ft
Male and Female WC		

CAR PARKING

To the rear of the property, accessed from Newport Street, parking is available for 11 cars.

LEASE

The property is offered on the basis of a new fully repairing and insuring lease for a term of years to be agreed.

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GUIDE RENT

£40,000pa excl.

BUSINESS RATES

The property is listed with Walsall Council and has a rateable value of £68,500, with business rates payable of £33,633pa.

ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC rating of D (87).

LEGAL COSTS

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

REFERENCES

The successful applicant will be required to provide a satisfactory bank, accountants, trade and landlords reference for submission to the landlord. In respect of a limited company the last three years trading accounts.

VAT

We understand that VAT will be payable of the rent.

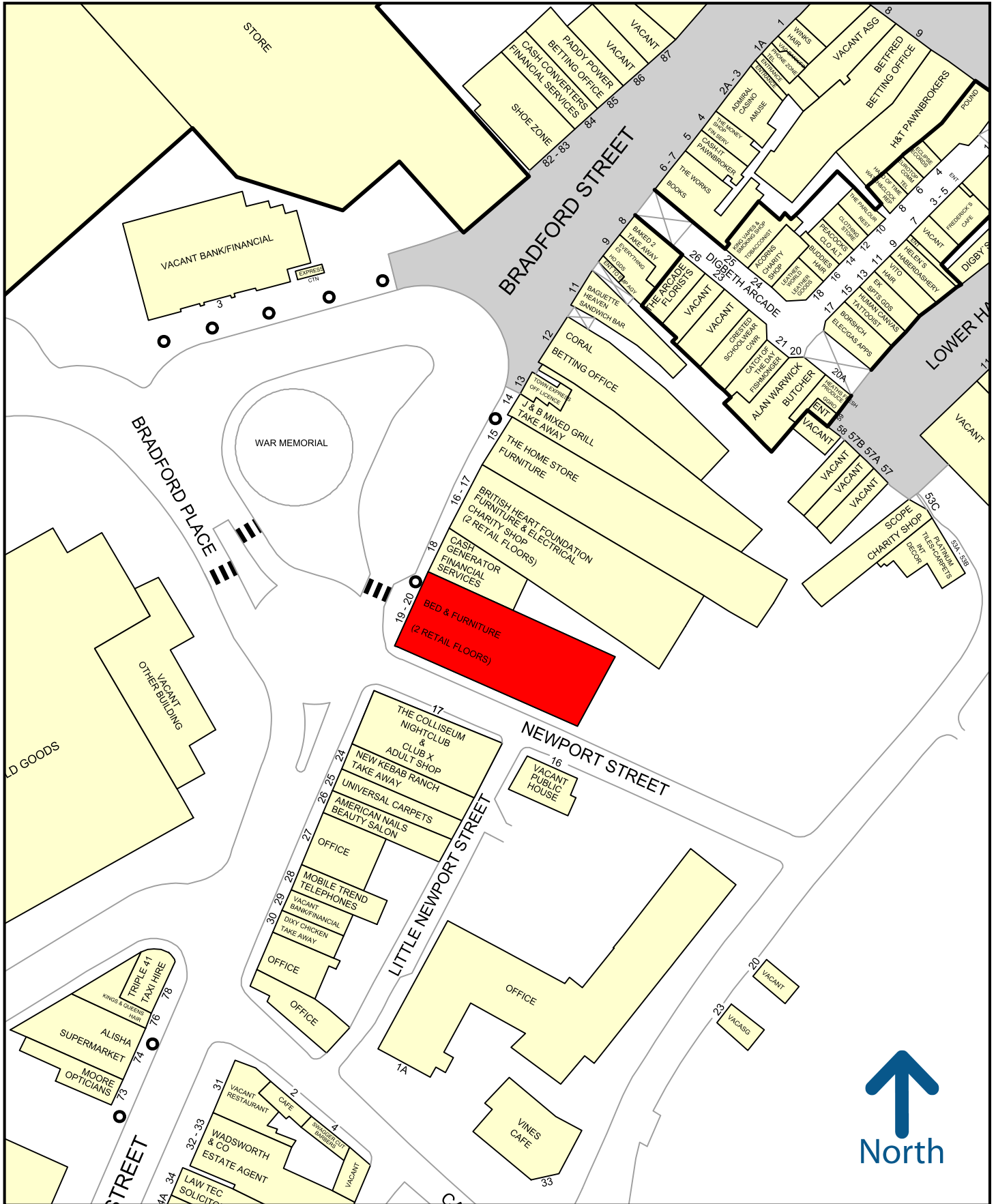
MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and the source of funding will be required from the successful applicant.

VIEWING

Strictly by prior appointment through sole lettings agent Andrew Grant Commercial on 015427 889 449

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



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Created By: Andrew Grant

