

RETAIL UNIT TO LET / FREEHOLD INVESTMENT FOR SALE

WS9 9JD

UNIT 7 LITCHFIELD CENTRE, WALSALL WOOD



**PROMINENT
CORNER POSITION
ON BUSY
CROSSROADS**

**ONSITE CAR
PARKING**

**FREEHOLD
INVESTMENT
AVAILABLE**

LOCATION

The properties occupy a prime corner location. Other nearby retailers include **KFC**, **Co-op**, and **Better Gym**

ACCOMMODATION

The premises consists a retail unit forming part of a retail present. Approximate dimensions and net internal floor areas:-

Gross Frontage	10.50 m	34 ft 5 in
Net Frontage	10.00 m	32 ft 10 in
Internal Width	10.40 m	34 ft 2 in
Ground Floor Sales	296.67q m	3,190 sq ft
Ground Floor Anc	141.36q m	1,520 sq ft
Ground Floor Off	6.51 sq m	70 sq ft
Bake Off Area	10.41 sq m	112 sq ft

LEASE TERMS

The premises are available by way of a new lease to be agreed subject to 5 yearly upward only rent reviews.

RENT

£35,000 pa

BUSINESS RATES

Rateable Value £33,000

UBR (2019/20) 49.1p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 01922 650000.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band C. A copy of the Report is available on request.

INVESTMENT SALE

Our client is prepared to consider offers for the investment sale of the entire freehold. Details of rental income available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT / SEPTEMBER 2019

For further information or to arrange a viewing, please contact:

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