

53 PARK STREET, WALSALL

Long Leasehold or Leasehold Available

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LOCATION

The subject property is situated on the prime pedestrianised pitch of Park Street with a secondary entrance into The Saddler Shopping Centre. Retailers in close proximity include New Look, Boots, Superdrug and McDonalds.

ACCOMMODATION

The property is arranged over four floors providing the following approximate Gross Internal Areas:

	Sq ft	Sq m
Basement	2,956	274.6
Ground Floor	28,117	2,612.2
First Floor	26,274	2,441
Second Floor	1,401	130.2
Total Area	58,748	5,458

*The property is available as a whole or on a split.

TENURE

The premises is available on a Long Leasehold basis (due to expire 2192) with full Vacant Possession.

Alternatively, the premises is available on a new lease basis on the whole or part.

PRICE

Rental information available upon request.

SERVICE CHARGE

There is an annual Service Charge of £238,617 pa.



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RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £365,000 pa

UBR Rate (2018/19): 49.3p

Rates Payable: £179,945 pa

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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Important Notice

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