

PRIME RETAIL PREMISES TO LET

86 Bradford Street
Walsall, WS1 1NU



LOCATION

The property is situated in the prime retail centre of Walsall town centre. Bradford Street sits directly adjacent to the Saddlers Shopping Centre and footfall along Bradford Street is further increased by the bus station, taxi rank and car park.

The property is located close to numerous national operators, including **Lloyds Bank**, **Primark**, **Sports Direct** and sits in between **Paddy Power** and **Toni & Guy** hair salon. Furthermore, the newly developed St Matthews Quarter is situated opposite Primark, and has created increased footfall at the southern end of the town centre.

DESCRIPTION

The property comprises a highly prominent mid terrace two story retail premises, totalling 1,991 square feet over ground and first floors. The ground floor comprises a retail shop (last occupied as a newsagents) with ancillary accommodation to the first floor.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	96.80m²	1,042 sq ft
First Floor:	88.16m²	949 sq ft

There is potential to combine the premises with the adjacent shop to create a unit of approximately 1,800 sq ft - further information available upon request.

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

SERVICE CHARGE

The tenants will be responsible for a service charge and buildings insurance contribution towards the cost of services provided by the landlord.

RENT

£35,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (2017 Assessment) £42,250

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

VIEWINGS

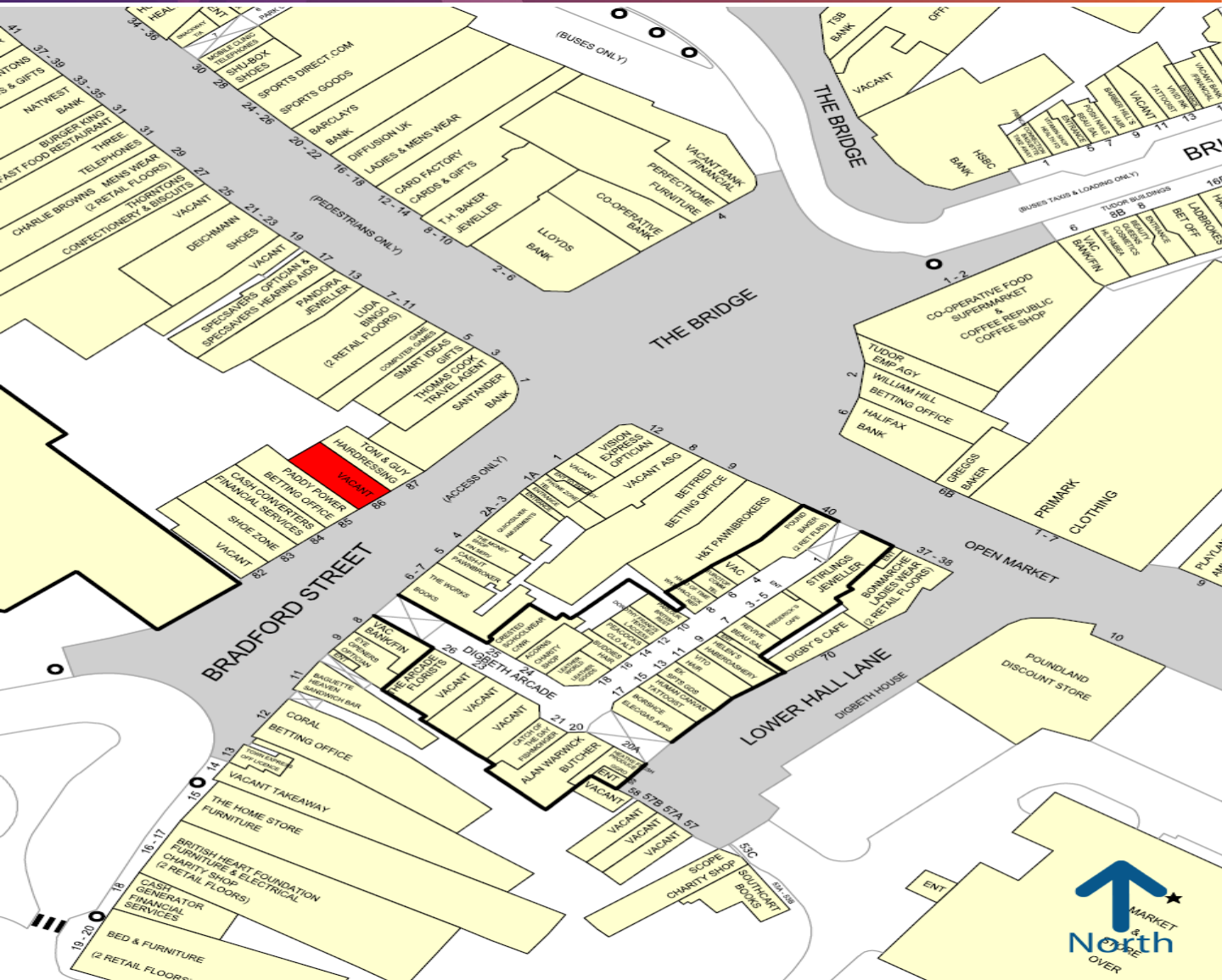
Strictly by appointment with the Joint Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

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