



Sanderson  
Weatherall

## RETAIL UNIT TO LET



**Unit 5 - 6 Neighbourhood Shopping Centre,**  
Slaters Road, Walsall Wood, West Midlands. WS9 9JD

[sw.co.uk](http://sw.co.uk)



- Double retail unit, with first floor storage/ office.
- Rear access for loading.
- Local neighbourhood parade.
- Flexible lease terms available.
- Rental of £60,000 per annum.

### Location

Walsall Wood is a largely residential suburb on the northern edge of the West Midlands conurbation between Aldridge and Brownhills. Neighbourhood Shopping Centre is a local shopping centre, made up of several retail units with flats above is prominently sited at the busy Streets Corner junction where the A461 Walsall to Lichfield Road crosses the B1452 Slaters' Road. Opposite is the Oak Park Leisure Centre, KFC, a doctors' surgery, a pharmacy and a recently developed Co-op Local store. To the rear is Better Gym.

The property can be found by using the postcode WS9 9JD

### Description

Unit 5 - 6 consists of two rectangular retail units, which have been joined to create a larger unit, with storage, offices and staff facilities on the first floor above. The unit benefits from rear access for loading by a shared service corridor.

Internally the unit extends to the following approximate Net Internal Areas:

	<u>SQ M</u>	<u>SQ FT</u>
Retail	644.24	6,935
First floor	157.35	1,694
<b><u>Total</u></b>	<b><u>901.59</u></b>	<b><u>8,628</u></b>

Consideration will be given to letting the unit in two parts, each with ground floor retail space and first floor rooms.

A split of the unit, would create two retail areas of approximately 3,255 sq ft and 3,680 sq ft.

### Rent

£60,000 per annum, exclusive

### VAT

The property is elected for VAT, which is charged at the prevailing rate.

## Unit 5 - 6 Neighbourhood Shopping Centre



### Terms

The property is available to let on a full repairing and insuring terms, for a term of years to be agreed.

### Planning

The property currently benefits from planning permission under use class A1 (Retail) of the The Town and Country Planning (Use Classes) Order 1987. Other uses for the property will be considered, subject to obtaining the necessary consents.

### Legal Costs

Each party will bear their own legal costs in connection with this transaction.

### Service Charge

There is a service charge payable for the upkeep of the estate. Full details are available upon request.

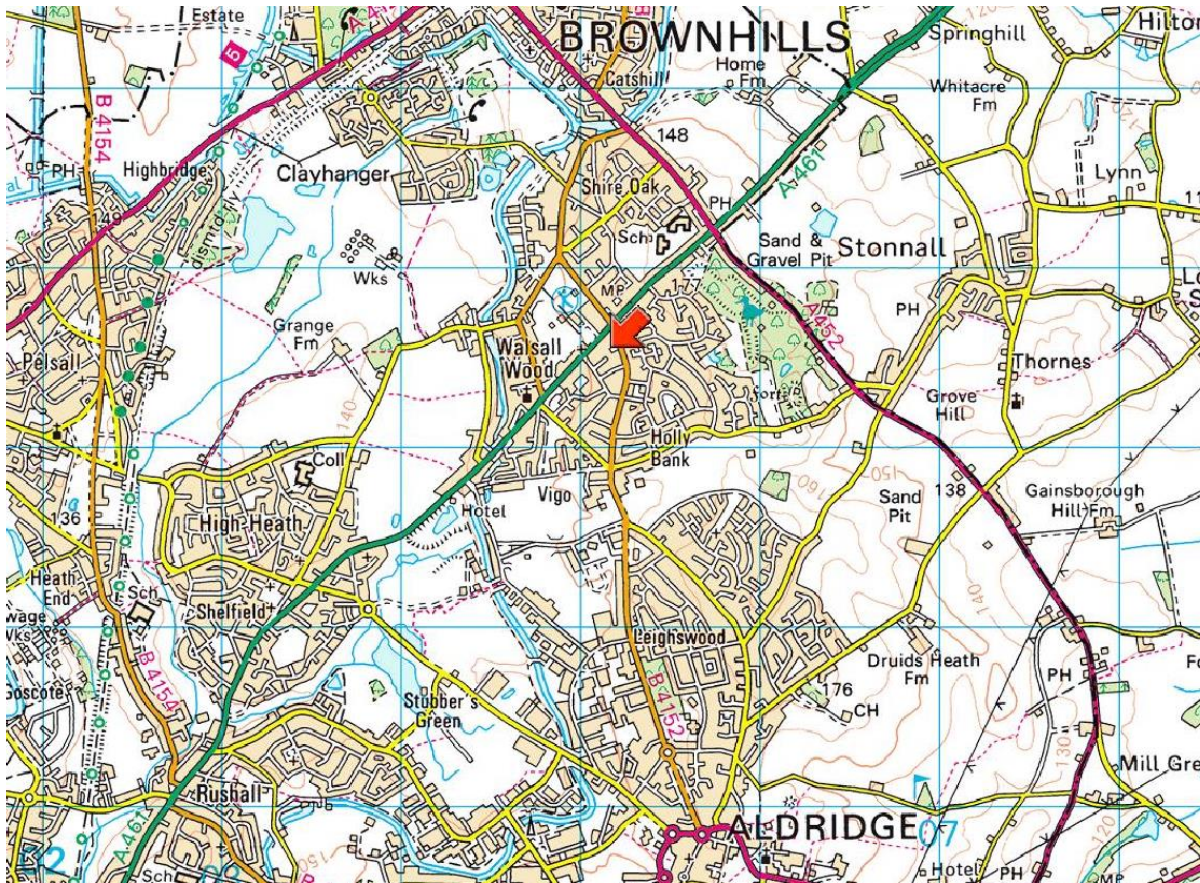
### Business Rates

The property has a 2017 rateable value of £42,750. The tenant will be responsible for all occupational rates and taxes.

### Energy Performance

The EPC rating is TBC





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

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March 2019

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