

WALSALL

7-11 Park Street

RETAIL UNIT TO LET



Location

The property is situated on Park Street, close to the Bradford Street and Bridge Street junction

Park Street provides the prime retail pitch in the town, with adjacent retailers being **Game** and **Pandora**. Other retailers in the nearby proximity include **Card Factory**, **Burger King** and **Diechmann**.

Service charge

Upon application

Rent

£90,000 per annum exclusive.

Tenure

The premises are available by way of assignment or sublease. The property is held on a 15 year Effective FRI lease that began on the 26 May 2017. Current passing rent is £90,000 to be subjected to rent reviews on 26 May 2022 and 2027.

Accommodation

The property is arranged over ground, first and second floors providing the following approximate floor areas:

Ground Floor	2,835 sq ft	263 sq m
First Floor	3,193 sq ft	296.6 sq m
Second Floor	3,268 sq ft	303.6 sq m

Rates

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

Rateable Value	£144,000
Rates Payable	£ 72,576

(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

Available upon request.

SAVILLS LEEDS

Ground Floor, City Point
29 King Street
Leeds LS1 2HL
savills.co.uk



