



JOHNSON FELLOWS

CHARTERED SURVEYORS

Walsall, Liskeard Road, Gillity Village Shopping Centre, WS5 3EY

Retail Premises – Leasehold (with residential flat above)



LOCATION

The premises are situated within a good quality residential area and forms part of a small suburban shopping centre being situated between Liskeard Road and Treyamon Road which provides connections to Park Hall Road and links to the main A34 Birmingham Road, one of the main arterial routes within Walsall and offering a direct route to junction 7 of the M6 motorway.

The property is situated behind a service road providing off road parking. The surrounding retailers within the centre include a Co-Op Food Store, local pharmacy, dentist, hair and beauty salon as well as a mix of takeaways and Indian restaurants.

DESCRIPTION

The property occupies a relatively prominent end of terraced location within the centre and has the benefit of a glazed return frontage to the adjacent car park as well as the main shopping thoroughfare. The unit provides predominately open plan rectangular ground floor retail space with rear staff and store areas containing male and female WC's.

ACCOMMODATION

Sales (NIA)	76.78 sq m	827 sq ft
Stores	20.63 sq m	222 sq ft

1st & 2nd floor residential apartment is available to let separately on an assured short hold tenancy agreement at an annual rental of £5,400 per annum (**£450 per calendar month**)



TENURE

The property is held by way of a 10-year lease expiring the 6th March 2021. The premises are therefore available by way of an assignment or sub lease for a term to be agreed.

Alternatively, offers on a new lease basis may be considered by the Landlords subject to terms and covenant strength of the tenant.

RENT

The passing rent for the whole of the property including the residential flat is £13,500 per annum exclusive. (A net rent for the retail unit after the residential accommodation has been taken into account is £8,100 per annum)

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £8,700

Interested parties should verify this information with the local rating authority. Suitable interested parties may be eligible for small business rates relief. **They are advised to contact the local authority business rates department to discuss further as to what relief is currently available.**

Council Tax Band - A

EPC

E119

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Iain Mills

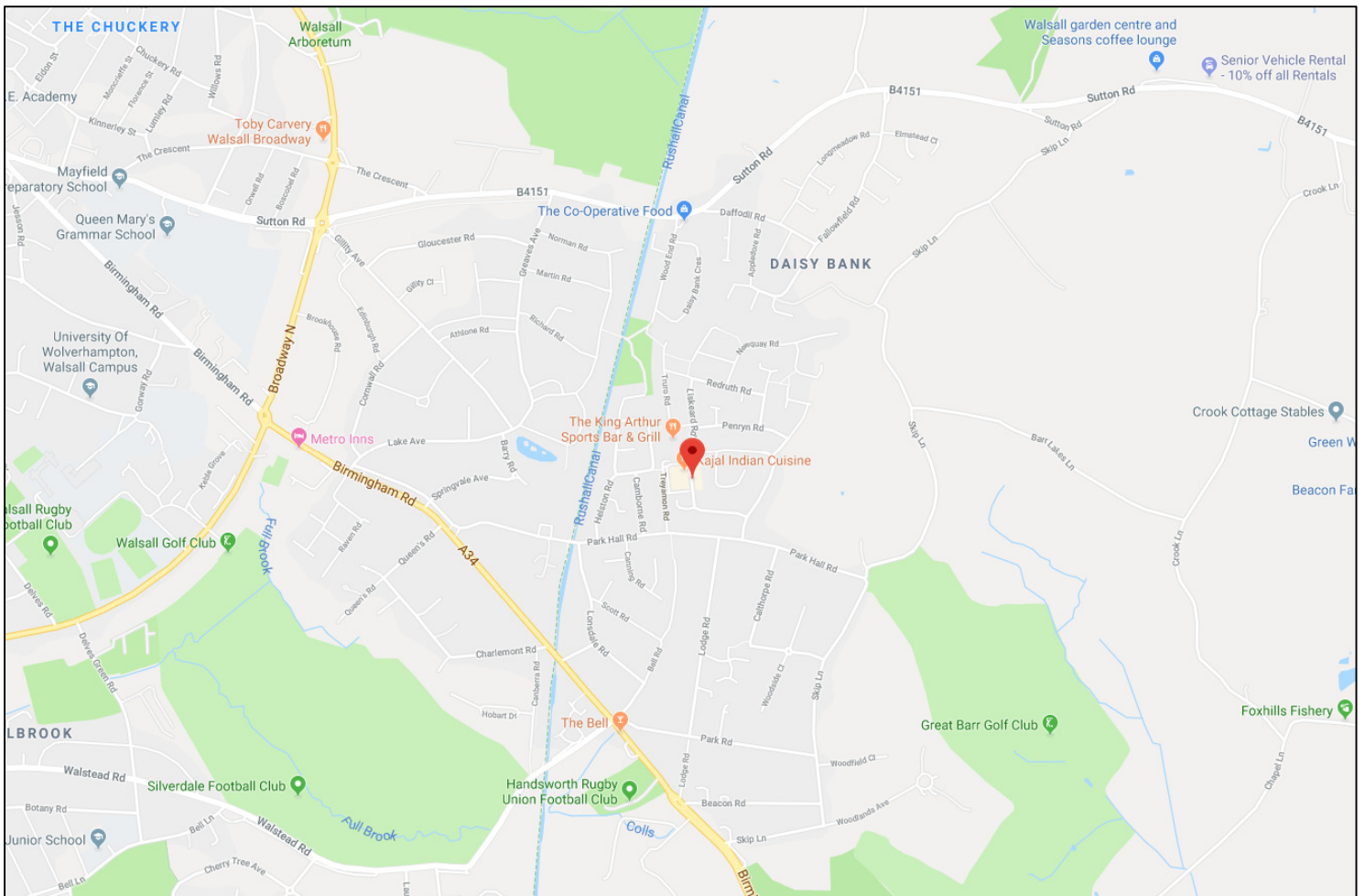
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