



JOHNSON FELLOWS

CHARTERED SURVEYORS

Bloxwich, 22 Cresswell Crescent, WS3 2UW

Retail Premises - Leasehold



LOCATION

The property is located in Mossley which is a residential estate within the Bloxwich area of Walsall.

DESCRIPTION

The property comprises a well configured ground floor retail lock up shop within a parade of 8 retail premises with residential accommodation above.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Ground Floor Area	108 sq m	1,162 sq ft
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TENURE

The premises are available to let by way of a new lease for a term of 5 years or more.

USE

We understand the property has planning consent for A5 (hot food takeaway)

RENT

£15,000 per annum, exclusive.

RATES

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

Rateable Value	£10,750
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Interested parties should verify this information with the local rating authority.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT where payable.

EPC

An EPC is available on request.

TIMING

Possession is available on completion on legal formalities.

VIEWING

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

CONTACT

Iain Mills

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