

On the Instruction of Barclays Bank

LEASEHOLD AVAILABLE

WILLENHALL, 62 Wolverhampton Street WV13 2NQ



Location

Willenhall is a small town in the Metropolitan Borough of Walsall in the West Midlands. The town is located between Wolverhampton and Walsall and is approximately 20 miles north west of Birmingham. Willenhall comprises a local centre and outside market stalls, having a mix of local retailers along with some national multiples. Nearby occupiers including **Boots, Greggs, and Superdrug**.

Barclays is located at the junction between Wolverhampton Street, Market Place, and Stafford Street.

Description

The property comprises a traditional building of solid brick construction, arranged over ground, first and second floor. The ground floor provides banking hall and customer meeting rooms. First floor provides a staff room, store and staff WCs.

The available space comprises ground, first and second floor:

Accommodation

Ground Floor	126.45 sq m	1,361sq ft
First Floor	62.07 sq m	668 sq ft
Total	188.52 sq m	2,029 sq ft

Tenure

The property is held on an FRI lease expiring 21st November 2027. There is a tenant only break clause on 22nd November 2022.

Rent

The current rent is **£12,500** per annum exclusive.

Rates

We are verbally informed by the local rating authority that the current Rateable Value of the shop is **£8,300**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Key Features

- Lease Available
- Pedestrianised Retail Pitch
- Prominent Building

Viewing

By appointment via this office:

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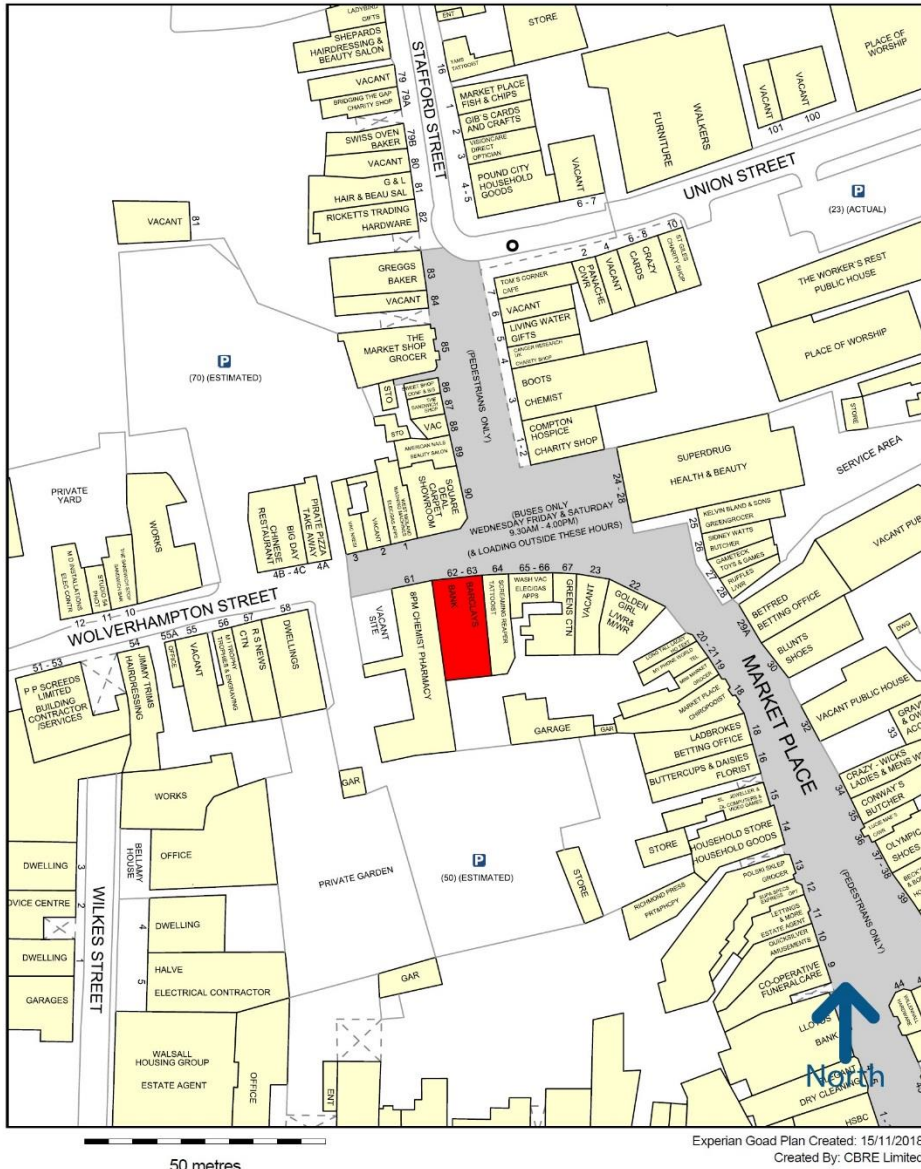
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Willenhall



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