

# To Let

## Prime High Street Opportunity

37-39 Park St, Walsall WS1 1LY



### Location

Walsall is one of the principal commercial centres within the West Midlands conurbation and is situated approximately 10 miles (16 km) north west of Birmingham, 8 miles (13 km) east of Wolverhampton and 6 miles (9 km) north east of West Bromwich.

The subject property is situated in a 100% prime position on pedestrianised Park Street. Nearby occupiers include **Card Factory, NatWest, Subway, H Samuel, Sports Direct** and **New Look**.

### Description

The property is arranged over ground floor only and ready for immediate occupation.

### Rent

£45,000 pax

0121 236 8236  
avisonyoung.co.uk/15478

### Accommodation

Ground Floor	1,731 sq ft	160.83 sq m
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### Terms

The premises are available by way of a new lease on terms to be agreed.

### Business rates

We understand that the property is assessed as follows:

**Rateable value:** £77,000

**UBR (2019/20):** 50.1p

**Rates Payable:** £38,577

Interested parties should make their own enquiries with the Local Authority to verify this information.

### Planning

The property currently has the benefit of A1 (Shop) use however is suitable for alternative uses subject to planning consent.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

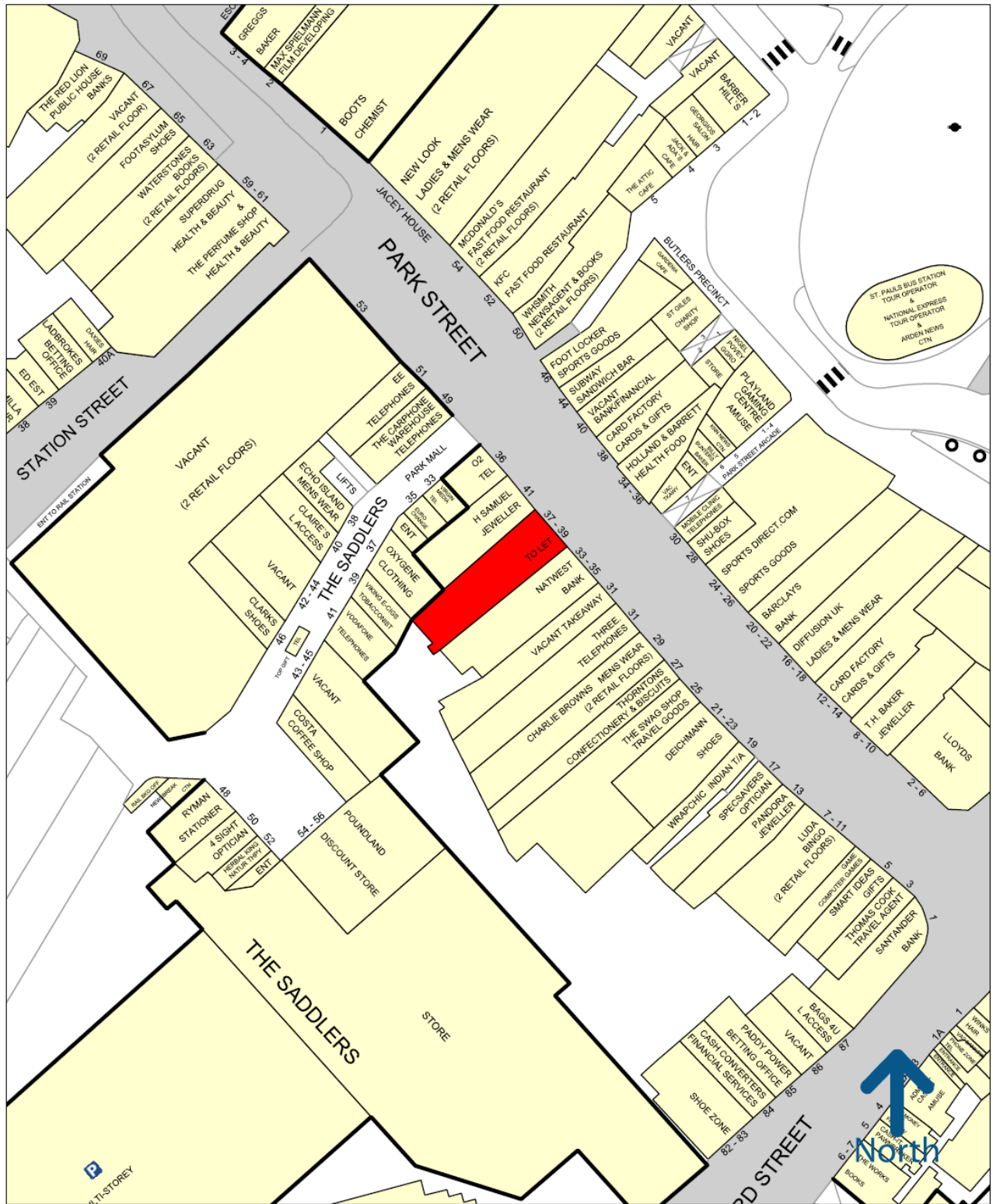
C 60. The EPC certificate can be made available upon request.

### VAT

VAT if applicable will be charged at the standard rate.

### Viewing

Strictly by prior appointment with the sole agents.



Experian Goad Plan Created: 30/01/2020  
Created By: GVA

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