

21 Upper High Street, Wednesbury, WS10 7HQ



**TO LET**

Prominent Retail Premises with Excellent Car Parking

Gross Internal Area: 10,000 ft<sup>2</sup> (929.02 m<sup>2</sup>)

### Location

The property is predominately situated on Upper High Street, Wednesbury fronting the A461 High Bullen close to its intersection of High street and Trowse Lane.

Junction 9 of the M6 motorway is approximately 3 miles distant and Walsall Town Centre is approximately 5 miles to the northwest.

There is public car parking immediately outside the property and another large car park to the rear. Public Transport links are excellent with regular bus services close by.

### Description

The property comprises a substantial retail premises with extensive frontage to Upper High Street and the A461.

Arranged over ground and first floor levels the property comprises a large open retail area to the ground floor with front and rear accesses. The space benefits from suspended ceiling, fluorescent strip lighting, carpet flooring and gas fired heating.

A rear goods lift and staircase allows access to the upper floor which comprises further showroom space and cellular offices with WC and canteen.

Externally the property has both front and rear car parking.

### Accommodation

**TOTAL (GIA) 10,000 SQ FT (929.02 SQ M) approximately**

### Rental / Terms

Please contact the agents for full details.

### Business Rates

**RV** - £30,250  
**Rates Payable** - £14,900 approx. per annum.

### VAT

We understand that VAT is not payable on the rental.

### EPC

An EPC has been obtained and is available upon request from the agent.

### Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Planning Use

We understand that the property has planning under use class A1 (Retail) but may be suitable for alternative uses subject to obtaining the necessary planning consent.

However, we would advise all interested parties to make their own enquiries with the local planning authority.

### Legal Fees

All parties are to be responsible for their own legal costs incurred during this transaction.

### Availability

The property is immediately available subject to the completion of legal formalities.

### Viewings

Strictly via the sole letting agent Siddall Jones on:  
**0121 638 0500**

