

BURLEY BROWNE

www.burleybrowne.co.uk

MODERN RETAIL UNITS

TO LET

**RENTAL
INCENTIVES
AVAILABLE**

**ST MATTHEW'S QUARTER
GEORGE STREET
WALSALL
WS1 1RS**

**FLEXIBLE
LEASE TERMS
CONSIDERED**



**Modern retail units ready for immediate occupation –
Units ranging from 66.05 sq m / 711 sq ft to 85.56 sq m/ 921 sq ft**

Can be taken individually or combined

Situated in Walsall Town Centre adjacent to 118,000 sq ft Asda and 1,000 space multi-storey car park

Immediately opposite proposed St Matthew's Quarter Phase II

0121 321 3441

LOCATION

St Matthew's Quarter is located in Walsall Town Centre and sits at the southern end of the High Street.

The available unit is situated within a modern parade of 8 retail units immediately adjacent to and linked by an open piazza to the 118,000 sq ft Asda with access to the largest multi-storey car park in Walsall (1,000 spaces) to the rear with 41 apartments above.

The parade also sits opposite the site being proposed for Phase II of the St Matthew's Quarter redevelopment to comprise approximately 90,000 sq ft of retail and leisure accommodation.

St Matthew's Quarter is only 10 minutes from Junctions 7 & 9 of the M6. Public transport to the scheme is excellent with bus and train station within a few minutes' walk.

ACCOMMODATION

Modern self-contained retail units available for immediate occupation benefiting from powder coated aluminium shop front with internal white box finish to include WC.

The units are available individually or can be combined.

Unit No.	Floor Area
Unit 2	85.56 sq m / 921 sq ft
Unit 3	66.05 sq m / 711 sq ft
Unit 5	66.05 sq m / 711 sq ft
Unit 6	66.05 sq m / 711 sq ft
Unit 7	66.05 sq m / 711 sq ft
Unit 8	66.05 sq m / 711 sq ft
Unit 9	LET TO FRANCES & FORTAIN LTD
Unit 10	LET TO FRANCES & FORTAIN LTD

LEASE

The unit is available to let on flexible lease terms.

Short Term Letting / Temporary Agreement will be considered.

RENT

Upon application.

SERVICE CHARGE

A variable Service Charge will be levied. We are advised by the landlord's that the approximate figure is £500 per annum per unit which will be increased annually in line with RPI. Interest parties are advised to seek clarification of this figure.

BUSINESS RATES

We understand the unit has a Rateable Value of £10,000 obtained from the Valuation Office Rating List. Rates payable 2021/2022 £4,990.00 prior to any transitional arrangements or small business relief.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available upon request.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which we understand is payable on the rental.

VIEWING

Strictly by appointment with the sole letting agent Burley Browne – contact: -

*David Hemming MRICS
DDI – 0121 362 1530
Mob – 07841 234160
E-mail – david.hemming@burleybrowne.co.uk*



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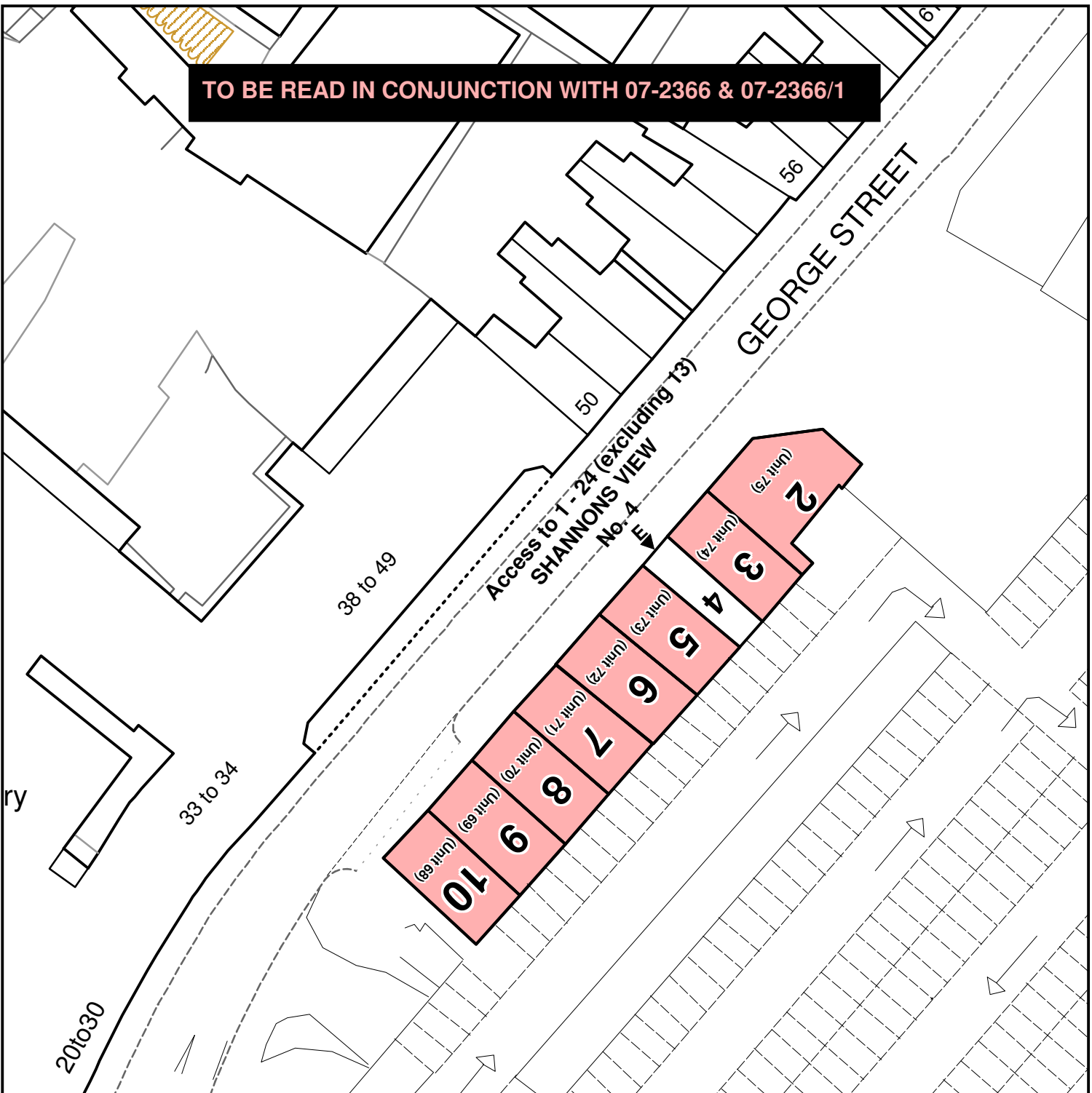
TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk

TO BE READ IN CONJUNCTION WITH 07-2366 & 07-2366/1



Numbering of New Retail units into George Street, Walsall, West Midlands.

KEY

- 2 Postal Number of New Property
- (Unit 75) Developers Plot Number
- 50 Postal Number of Existing Property

NOT TO SCALE: For Diagrammatical Purposes Only

GRID REF. **SP0198**

DRAWING NO. **07-2366/2**

To be read in conjunction with 07-2366 & 07-2366/1



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WALSALL METROPOLITAN BOROUGH COUNCIL
Engineering and Transportation Services
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CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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