

**fisher
german**

Units 2 & 3 The Bridge

Walsall, WS1 1LG

Leasehold

Two Ground Floor Retail Units With
Upper Floor Storage/Ancillary Space

9,089 & 11,970 Sq Ft (844.38 & 1,112.09 Sq M)



To Let



Amenities



Retail Units



Glazed
Frontage



Town Centre
Location

Unit 2 & 3, The Bridge

9,089 & 11,970 Sq Ft (844.38 & 1,112.09 Sq M)

Description

The subject property comprises a striking building which has been currently subdivided to provide ground floor retail units with upper floor storage and ancillary accommodation.

Unit 2 provides a rectangular retail unit with glazed frontage onto The Bridge.

Location

The property is located fronting the main pedestrianised square within the town centre, which provides connections to the main retailing pitches within Walsall, being Park Street, Digbeth (St Martins Quarter) and Bradford Street.

Walsall is the administrative centre of the Metropolitan Borough of Walsall being 10 miles northwest of Birmingham and 7 miles east of Wolverhampton.

The town is very well located in relation to the motorway network being situated at the junction of the M5 and M6 motorways. The towns bus and train stations are in close proximity to the property.

Accommodation

Description	Sq Ft	Sq M
2 The Bridge - Ground Floor	3,188	296.15
2 The Bridge - First Floor	3,675	341.45
2 The Bridge - Second Floor	5,107	474.49
Total	11,970	1,112.09

Description	Sq Ft	Sq M
3 The Bridge - Ground Floor	3,078	286.00
3 The Bridge - First Floor	2,951	274.19
3 The Bridge - Second Floor	3,059	284.19
Total	9,089	844.38

Locations

Wolverhampton: 7.1 miles

Birmingham: 11.6 miles

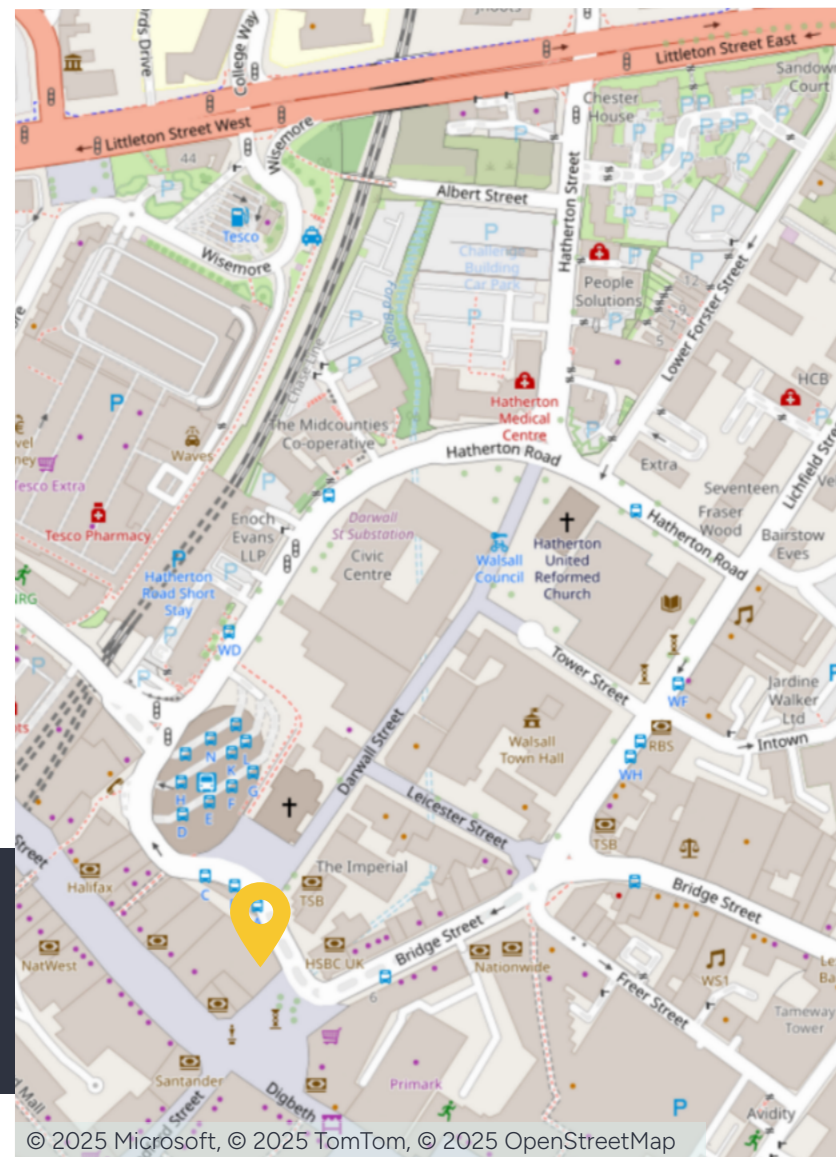
J10 M6: 2 miles

Nearest station

Walsall: 0.2 miles

Nearest airport

Birmingham International: 19.7 miles



Further information

Rent

On application. All subject to contract.

Rents payable quarterly in advance on standard quarter dates.

Tenure

The properties are available by way of a new lease(s) for a term of years to be agreed.

The premises are available on an individual basis or can be combined should an occupier require this.

Business Rates

Unit 2 - Rateable Value £52,500

Unit 3 - Rateable Value £47,500

Planning

Interested parties are advised to contact the local authority planning department for further information on their proposed use.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

EPC

Unit 2 - C

Unit 3 - D

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Charles Warrack

0121 561 7885

charles.warrack@fishergerman.co.uk



Arjun Delay

0121 561 7884

arjun.delay@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2025. Photographs dated February 2022.



This brochure is fully recyclable