

TO LET

REFURBISHED RETAIL PREMISES

180B STAFFORD STREET, WALSALL, WS2 8EA



REFURBISHED RETAIL PREMISES

180B STAFFORD STREET, WALSALL, WS2 8EA

LOCATION

The property is located off Stafford Street in mixed commercial and residential location with surrounding occupiers including Domino's Pizza, Sweet Box and Burgerz and Bunz.

Stafford Street is located 0.4 miles from Walsall town centre via Stafford Street. Walsall train station is approximately 0.5 miles distant, whilst Junction 10 of the M6 Motorway is approximately 1.4 miles to the west.

DESCRIPTION – [VIRTUAL TOUR](#)

The property comprises of a recently externally refurbished retail premises of shell-specification ready for occupiers fit out.

Currently there is an open plan space consisting of a concrete floor, breeze block walls and floor to ceiling double glazed frontage. The frontage and double-glazed windows to the right elevation benefit from aluminium frames and electronic security shutters.

RENT

£12,500 per annum plus VAT.

TENURE

The property is available via a new sublease in connection with existing head lease of the building and will be contracted outside of the Landlord and Tenant Act 1954 on terms to be agreed. The ingoing tenant is to contribute towards the costs of building repairs on a fair and reasonable basis.

SERVICES

Electric, water and drainage services are connected to the property and require internal installation by the in-going tenant. These have not been tested. The premise has a three-phase electrical supply. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



LEGAL COSTS

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

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority.

ACCOMMODATION	SQ M	SQ FT
NIA	98.30	1,058

REFURBISHED RETAIL PREMISES

180B STAFFORD STREET, WALSALL, WS2 8EA

EPC

Pending.

RATING ASSESSMENT

The Rateable Value is currently included within the valuation of another property and requires reassessment. Small businesses may benefit from Small Business Rates Relief Scheme for up to 100%. We would recommend that further enquiries are directed to the Local Rating Authority.

VAT

All rents are quoted exclusive of VAT which we understand is applicable.

CONTACT

James Craine

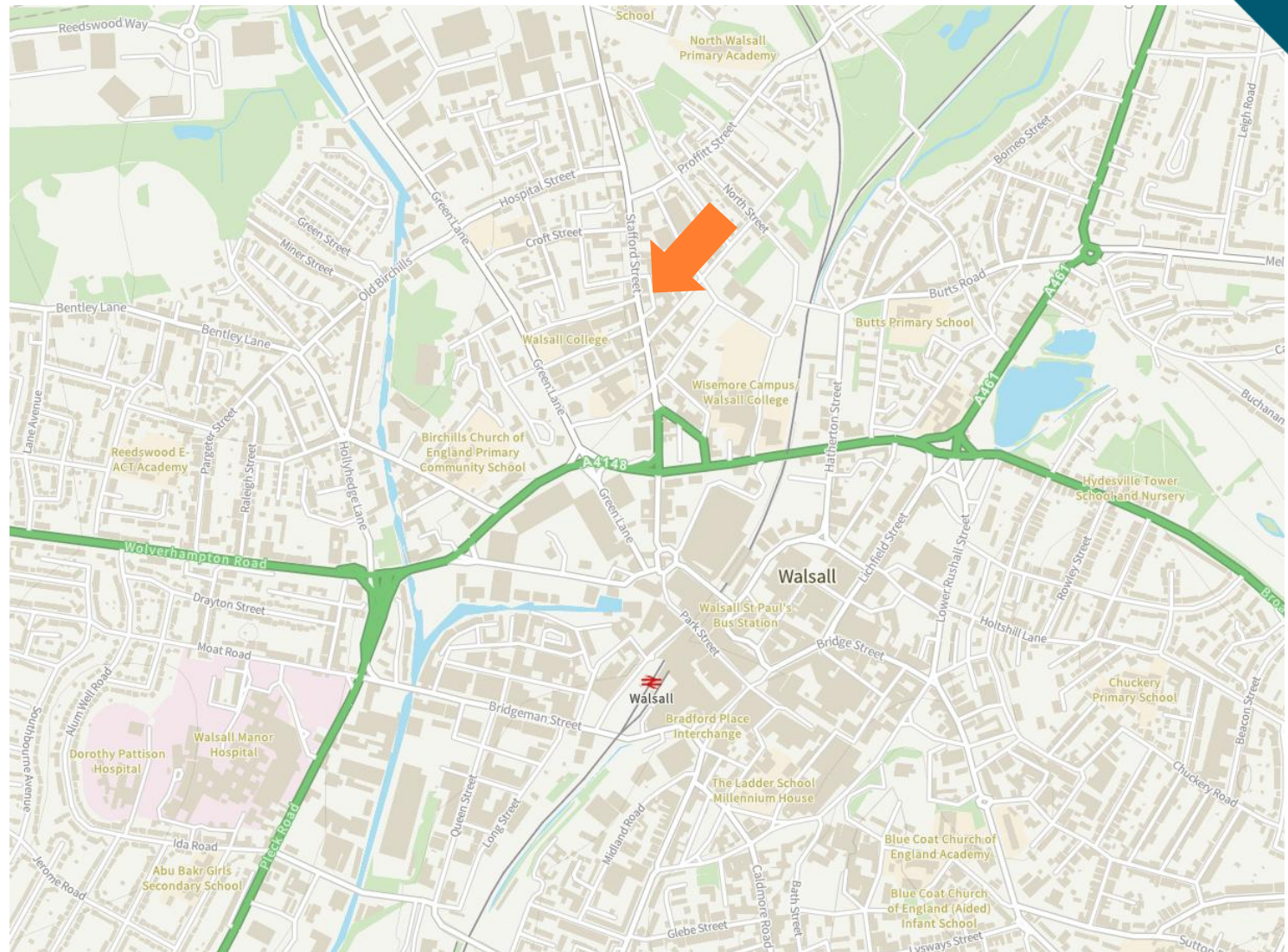
E: james@mounseysurveyors.co.uk

Tom Tunnicliff

E: t.tunnicliff@mounseysurveyors.co.uk

T: 01782 202294

Mounsey Chartered Surveyors, Lakeside,
Festival Way, Festival Park, Stoke-on-Trent,
ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

mounseysurveyors.co.uk ☎ 01782 202294



Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.