

RETAIL | TO LET

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64 BRIDGE STREET, WALSALL, WS1 1JG

477 SQ FT (44.31 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Retail Unit in Walsall Town Centre

- £10,000 per annum
 - *Qualifies for Small Business Rates Exemption - Subject to tenants eligibility
 - Glazed Shopfront
 - Laminate Flooring
 - Kitchenette & WC Facilities
 - Rear Service Area
 - Suitable for a variety of retail uses - Class E
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DESCRIPTION

Situated in a prominent position fronting Bridge Street in Walsall town centre, this attractive retail unit forms part of a recently refurbished parade of 11 commercial units.

The unit benefits from a fully glazed frontage, providing excellent visibility and natural light, alongside laminate flooring and emulsion-coated walls throughout.

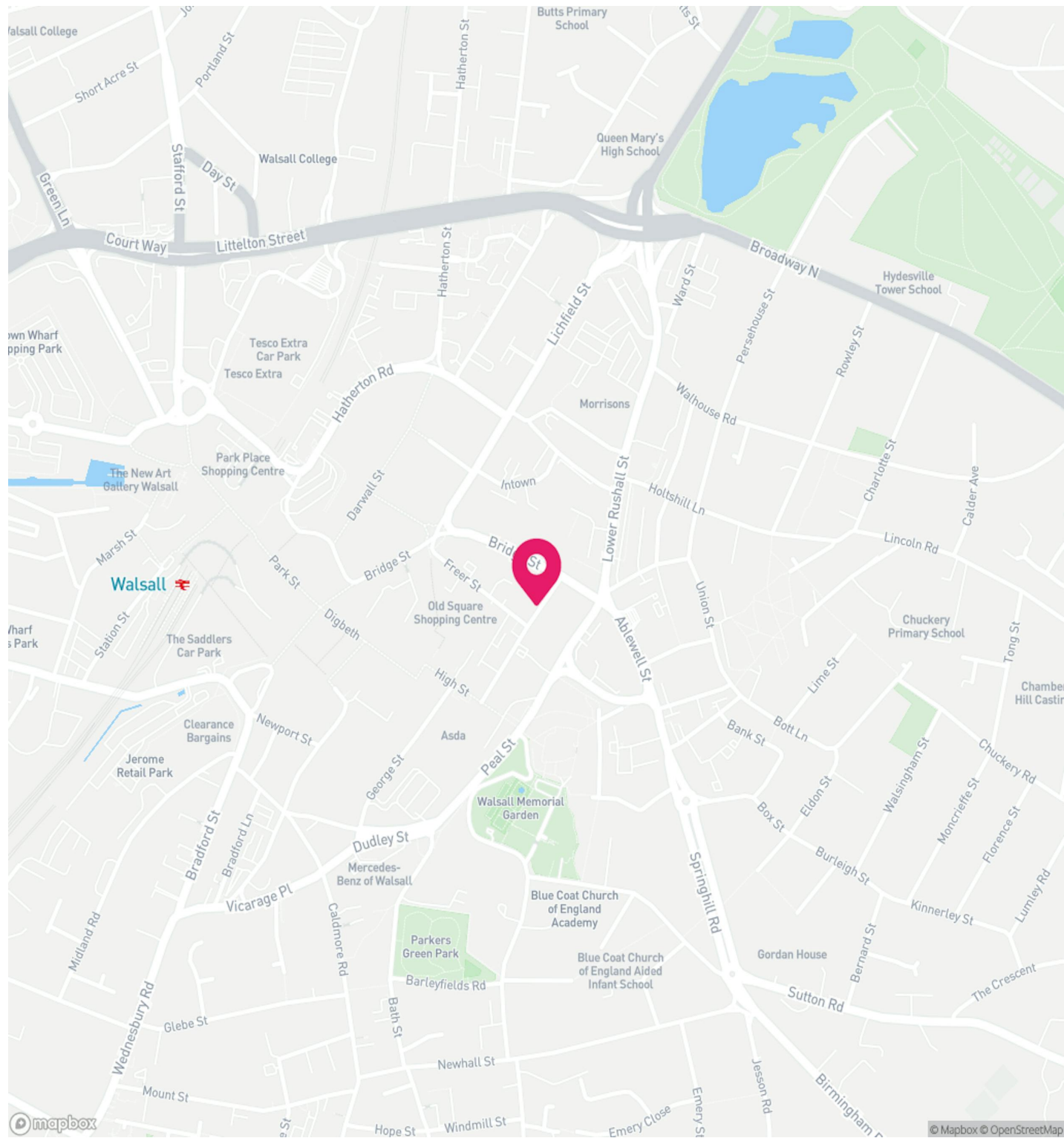
Internally, the premises offer a well-appointed retail area, along with a kitchenette, WC facilities, and a separate store room to the rear. The property also has use of a rear service area, ideal for loading.

Ample car parking is available in the vicinity.



LOCATION

The development is situated in an excellent edge of town centre location that fronts Bridge Street and lies on the busy junction with Upper Rushall Street and Ablewell Street. The scheme is situated close to Walsall town centre, which has a vibrant mix of local and national covenant operators including Asda, Costa Coffee and Heron Foods. Other tenants on the parade include Vean Tattoo, Grazie Mille, Helping Hands, Magazin, Candlin & Co and Envy Me Aesthetics.



TERMS

The property is available on a new lease for a term of years to be agreed at a headline rental of £10,000 per annum exclusive.

BUSINESS RATES

We understand the premises qualifies for small business rates relief - subject to tenants eligibility for exemption

SERVICES

We understand the premises benefits from mains water, electric, gas and drainage services.

We advise all interested parties to make their own enquiries in respect of the suitability.

VAT

VAT is payable on all charges under the lease.

EPC

Available upon request.

LEGAL COSTS

All parties are to bear their own legal and surveyor's fees incurred in the transaction.

RENT

£10,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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