

**TO LET**  
**RETAIL**

**TSR**  
TOWLER SHAW ROBERTS

## PROMINENT RETAIL UNITS



**316 & 318 Stroud Avenue**  
**Brackendale Shopping**  
**Centre**  
**Willenhall**  
**WV12 4HA**

- Two units available on prominent parade in Willenhall
- Located within a parade of nine units in total
- Each unit is approximately 680 sq. ft. (63 sqm)
- Incentives available for each unit
- Rent (per unit): £6,000 per annum exclusive.

**Call 01902 421216**

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

The property comprises a local Shopping Centre with frontage to Stroud Avenue, this being a very busy through road and public transport route serving a very large modern housing estate. Opposite the subject property is a public house and adjoining is an area of what appears to be public open space and a community building.

## Description

The two-storey brick parade consists of nine commercial shop units on the ground floor with residential accommodation above, the Landlord is undertaking works to the uppers. There is also a 'Nisa' convenience store and pharmacy. TSR are marketing these two units both of which comprise a retail area with rear delivery access and toilet facilities. Both units would benefit and require refurbishment before use, there may be opportunities for double units.

In addition to a rear service yard is a surfaced customer car parking area which is accessed off Stroud Avenue and provides up to 33 car parking spaces.

## Accommodation

	Sqft	Sqm
Unit 316 (Total retail area)	<u>680</u>	<u>63</u>
Unit 318 (Total retail area)	<u>680</u>	<u>63</u>

## Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

## Tenure

The premises are available To Let on a new internal repairing and insuring lease basis for a term of years to be agreed, 316 is available on assignment of an existing Lease and possibly a New lease.

## Rent

Unit 316 - £6,000 per annum exclusive  
Unit 318 - £6,000 per annum exclusive

## Service charge

A service may be levied to cover the cost of any shared services provided.

## Energy Performance Rating (EPC Rating)

Unit 316 – D88  
Unit 318 – D98

## Local Authority

The property is located within Walsall Metropolitan Borough Council.



For Reference purpose only Scale: Not to Scale  
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## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Unit	Description	Rateable Value
316	Shop and premises	£5,300
318	Shop and premises	£5,300

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## Legal Costs

Each party is to be responsible for their own legal costs incurred.

## VAT

All costs/prices are subject to VAT.

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

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### Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."