

urbansplash

Wharfingers Cottage

Walsall Waterfront

Walsall



**Retail/bar/office
space to let**
1,802 sq ft (167 sq m)



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Wharfingers Cottage

Walsall Waterfront
Walsall
WS2 8LR

The premises comprise a ground floor premises with additional space at mezzanine level and have been completed to a basic shell specification.

Location

Walsall is in the Black Country. It's not part of Birmingham! ...and don't let anyone hear you suggest it is! It is north of Birmingham and is very much its own place. It's got the New Art Gallery, a new high tech college, a new hospital, and now the waterfront...

Wharfingers Cottage is located within the waterfront right in the heart of Walsall town next to the canal basin, the new art gallery and opposite the Crown Wharf Retail Park. It's minutes from Junctions 7, 9 & 10 of the M6 and the train station and bus station are right next to the site.

Walsall Waterfront is happening, it's changing... work has just been completed on a 100 bed Premier Hotel opening in summer 2012 along with the completion of 322 homes to the south of the canal.

» [Click here to see location map](#)



Tenure

A new lease will be granted for a term of 15 years on Full Repairing and Insuring terms is at a rental to be agreed.

Rateable value

We understand that the premises are yet to be assessed for rating purposes. RV is £4,300 pa all interested parties are to check with the Local Rating Authority on 01922 650 000.

Legal costs

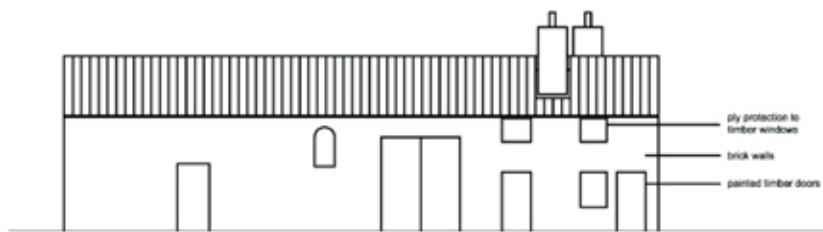
Each party to be responsible for their own legal and professional costs incurred in the transaction.

Accommodation

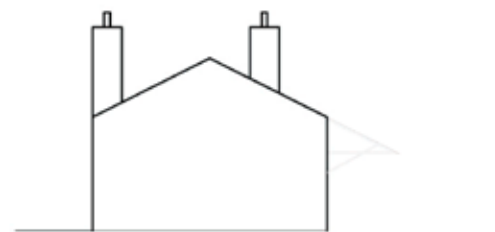
The premises comprise of the following approximate floor areas and dimensions:

	Area (Sq ft)	Area (Sq m)
Ground floor GIA	1,428	132.69
Mezzanine GIA	374	34.76
Total	1,802	167.45

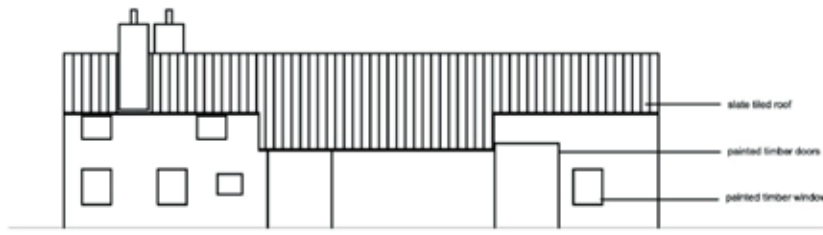
Floor plans



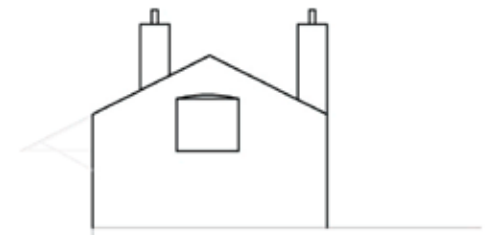
south elevation



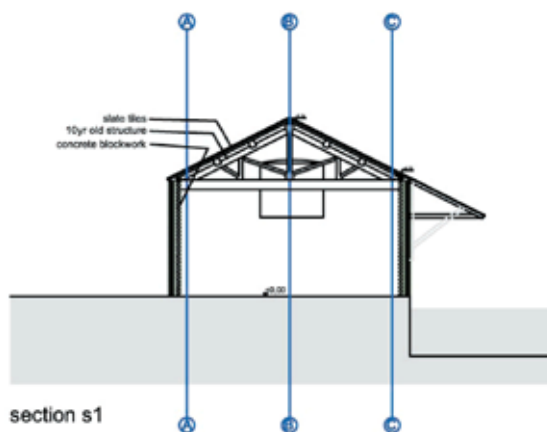
east elevation



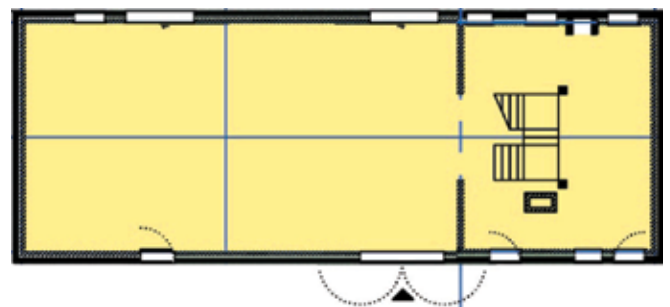
north elevation



west elevation



section s1



Viewings

Strictly by appointment with the Sole Retained Agents:



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