

# TO LET

Three ground floor retail units with upper floor storage/ancillary space in a town centre location

**Units 1, 2 & 3, The Bridge**  
Walsall, WS1 1LG



# UNITS 1, 2 & 3, THE BRIDGE



Units 1, 2 & 3, The Bridge, Walsall, WS1 1LG



**Three ground floor retail units with upper floor storage and ancillary accommodation in Walsall town centre.**

- Three ground floor retail units
- Upper floor storage and ancillary
- Town centre location



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# Retail units in town centre location

## 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.

## 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 1 comprises a ground floor retail unit with office/ancillary accommodation on the first floor.

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

Unit 3 benefits from a wide glazed display frontage to The Bridge.

## Accommodation

Unit	Floor	Sq M	Sq Ft
1	Ground First	140.56 91.49	1,513 985
<b>Total</b>		<b>232.05</b>	<b>2,498</b>
2	Ground First Second	296.15 341.45 474.49	3,188 3,675 5,107
<b>Total</b>		<b>1,112.09</b>	<b>11,970</b>
3	Ground First Second	286.00 274.19 284.19	3,078 2,951 3,059
<b>Total</b>		<b>844.38</b>	<b>9,089</b>

## 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 1 - Rateable Value £58,500  
Unit 2 - Rateable Value £80,500  
Unit 3 - Rateable Value £64,500

## 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 a transaction.

## EPC

Unit 1 - E  
Unit 2 - TBC  
Unit 3 - TBC

## Fixtures & Fittings

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

## Anti Money Laundering

The successful tenant(s) 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(s) should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

Strictly by prior arrangement with Fisher German or our joint agents Johnson Fellows 0121 643 9337.

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Licence Number - 100022432 - Not to Scale



## Approximate Travel Distances



### Locations

- Wolverhampton - 7.1 miles
- Birmingham - 11.6 miles
- Junction 10 M6 - 2 miles



### Nearest Station

- Walsall - 0.2 miles



### Nearest Airport

- Birmingham Int - 19.7 miles



#### Please Note

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