

TO LET

4A GILLITY AVENUE, WALSALL
WEST MIDLANDS, WS5 3PH



NEW BUILD RETAIL / COMMERCIAL UNIT

1,270 sq ft (118 sq m) (Approx. Total Gross Internal Area)

- Class E use
- Delivered in shell condition
- Shopfront installed
- Three-phase electrical supply
- Independent water supply
- Flexible internal layout suitable for occupier fit-out
- Expected completion date is July 2026

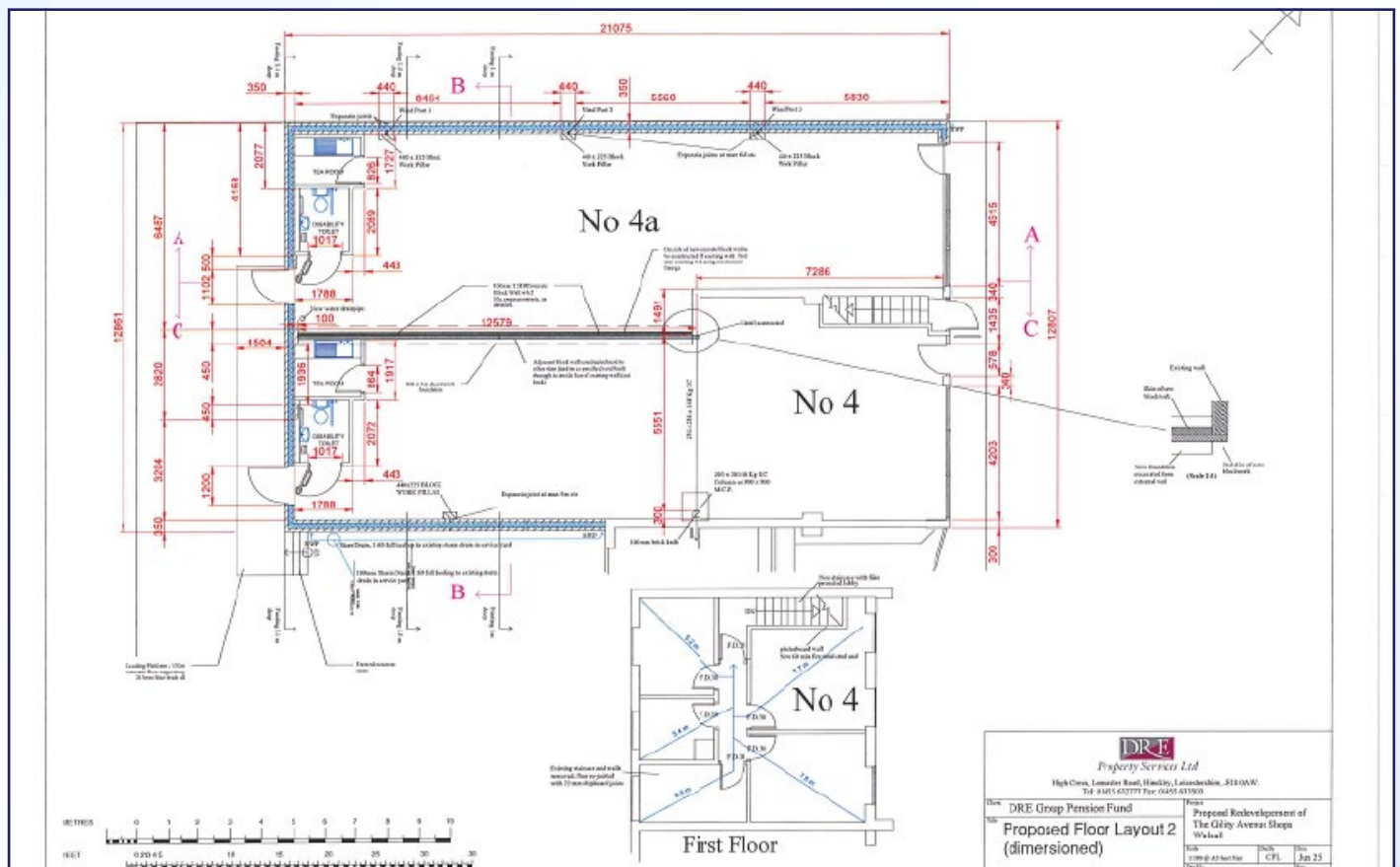
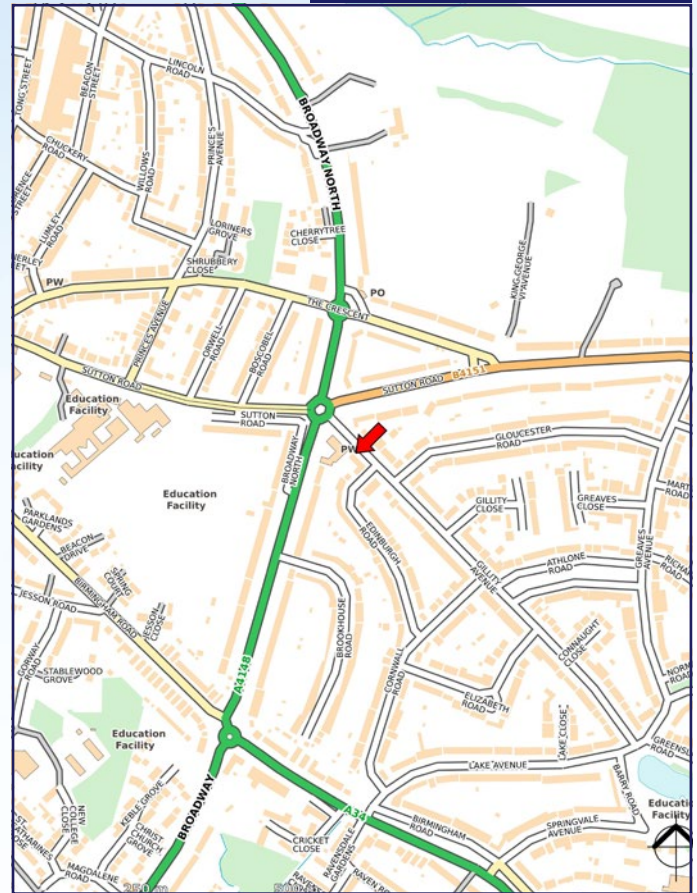
LOCATION

The property is located on Gillity Avenue, Walsall, within an established residential and local retail area to the south of Walsall town centre. The location benefits from good local connectivity and is positioned to serve the surrounding residential catchment, with nearby occupiers providing a range of local services and amenities. The property benefits from convenient access to Walsall town centre, Junction 7 of the M6, and the wider Black Country conurbation, making it suitable for a variety of retail and commercial occupiers.

DESCRIPTION

No. 4A Gillity Avenue will comprise a newly constructed retail/commercial unit, to be completed and delivered in shell condition, providing incoming occupiers with a flexible blank canvas for fit-out. The works will include the installation of a new shopfront, three-phase electrical supply, and an independent water supply. The unit will be suitable for a variety of occupiers under Use Class E, including retail, food and beverage, professional services, and medical uses, subject to occupier fit-out and statutory consents.

POSTCODE: WS5 3PH



ACCOMMODATION

	SQ M	SQ FT
Retail Unit	118	1,270
TOTAL Approx. Gross Internal Area	118	1,270

PLANNING

The property benefits from planning consent within Use Class E (Commercial, Business and Service), specifically Class E(b) – Sale of food and drink for consumption (mostly) on the premises. Interested parties should make their own enquiries with Walsall Metropolitan Borough Council regarding planning matters and any intended use.

SPECIFICATION

- New build retail/commercial unit
- Delivered in shell condition
- Shopfront installed
- Three-phase electrical supply
- Independent water supply
- Flexible internal layout suitable for occupier fit-out

SERVICE CHARGE

There is an annual service charge levied which is expected to be in the region of £900.

INSURANCE

The landlord will insure the property and recover an appropriate premium from, the tenant, currently estimated at £500.

TENURE

The unit is available To Let on a new full repairing and insuring lease, for a term to be agreed.

BUSINESS RATES

The property will be assessed for business rates upon completion. Interested parties should make their own enquiries with the local rating authority.

VAT

All figures quoted are exclusive of VAT. The property may be elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available upon completion of construction.

RENT

£25,000 per annum exclusive..

LEGAL COSTS

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

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 03/26

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees 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. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.