

Walsall Wood, 87 Lichfield Road, WS9 9NP

Retail Premises – Leasehold



LOCATION

The property is located on the north western side of the A461 Lichfield Road close to the junction of Brownhills Road/Salters Road. Other occupiers in close proximity are **KFC** and the **Walsall Wood Football Club**.

DESCRIPTION

The property comprises a ground floor retail unit which was previously used as a fast food outlet.

ACCOMMODATION

The premises comprise the following approximate floor areas:

Ground Floor Sales	104.51 sq m	1,125 sq ft
--------------------	-------------	-------------

RENT

£16,000 per annum, exclusive

TENURE

The property is available by way of a new effective full repairing and insuring lease for a minimum term of 3 years. The maximum lease term is up until 1st January 2029 and any lease will be outside the security of tenure provisions of the Landlord and Tenant Act 1954.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£18,500
----------------	---------

Interested parties should verify this information with the local rating authority.

EPC

C65.

INSURANCE

The ingoing tenant is responsible for payment of the annual insurance premium on their premises.

SERVICE CHARGE

The tenant is responsible for payment of the annual service charge on the property.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337

CONTACT

Mark Fitzpatrick

Email: mark.fitzpatrick@johnsonfellows.co.uk

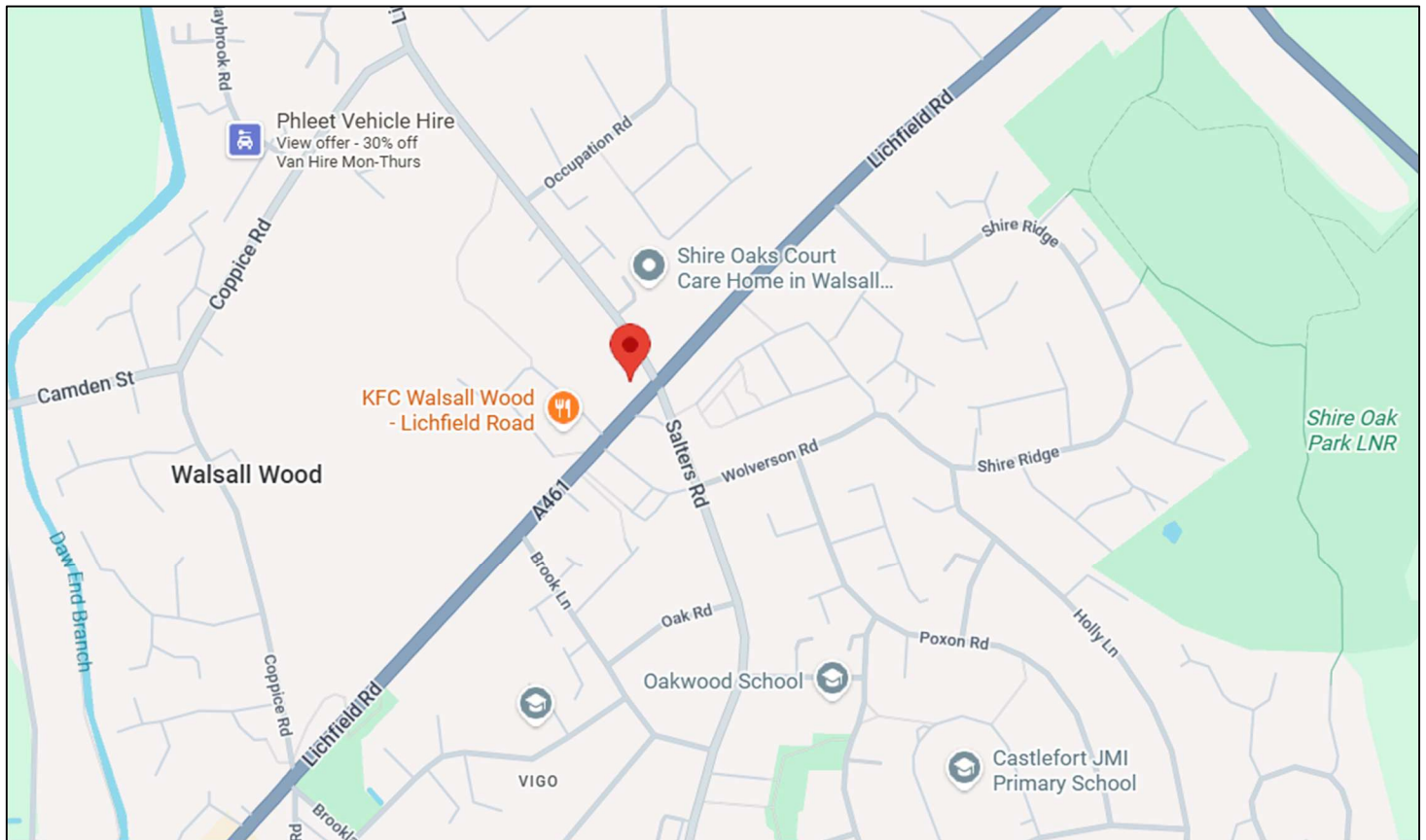
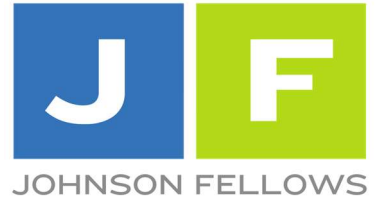


0121 643 9337

info@johnsonfellows.co.uk
www.johnsonfellows.co.uk

Walsall Wood, 87 Lichfield Road, WS9 9NP

Retail Premises – Leasehold



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.