



George Street, Walsall, West Midlands WS1 1RS

Rare Superstore Opportunity

- ▶ **Two units available of 786 SQFT and 1,586 SQFT NIA**
- ▶ **Unit situated within Asda Superstore with 25,000 weekly visitors**
- ▶ **Other occupiers include Subway, Frankie and Lola's and Cake Box**
- ▶ **Suitable for a variety uses, subject to any required consents**

For enquiries and viewings please contact:



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Location

The units are located within Walsall, a market town 8 miles northwest of Birmingham with a population of 67,500. The town is well connected to national infrastructure with Junctions 7, 9 and 10 of the M6 motorway less than 3 miles away, which connects to the M5 motorway to the south as well as Birmingham's surrounding conurbations.

The units are situated within the Asda Superstore on George Street, just off the main pedestrianised pitch. A number of national operators are located along the main pitch including Primark, McDonald's, New Look, Boots and Poundland. The subject units occupy prominent positions within the Asda Superstore, which sees 25,000 weekly visitors. There are a number of concessions within the superstore including Cakebox and Haji Baba with Subway due to open on 2nd April.

Description

The available units comprise a former Asda Pharmacy and KFC.

The former pharmacy is located near the entrance of the superstore and adjacent to the opticians. The unit benefits from a suspended ceiling with inset LED lighting, service counter and waiting space. There is also a consultation room as well as ancillary storage to the rear.

The former KFC is located opposite the checkout lanes at the rear of the store. The unit comprises a service counter and customer seating area benefiting from LED spotlighting, exposed services and laminate flooring. The fully fitted kitchen is located to the rear and benefits from dry stores as well as a walk in chiller and separate freezer. There are also staff facilities including an office and small breakout room.

Accommodation

	Sq M	Sq Ft
Former KFC	147.34	1,586
Former Pharmacy	73.02	786

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Adjacent multi-storey car park has over 800 parking spaces.

Planning

We understand the property benefits from planning consent for the Use Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

For the avoidance of doubt, the units are available individually and cannot be combined.

Business Rates

The superstore is currently assessed as a whole. Therefore, the business rates payable will be on a

Rent

On application

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas;

Former KFC; £3,000 per annum

Former Pharmacy; £2,000 per annum

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England

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