

WALSALL WOOD

Unit 1&2 Salters Wood Shopping Centre, Lichfield Road, WS9 9NP

Former Hot Food Takeaway - **TO LET**



LOCATION

The shopping centre occupies a corner position fronting A461 Lichfield Road and B1452 Salters Road in a prominent location adjacent to the roadside. The property is next to Better Gym and close to a KFC drive-thru, Coop and Walsall Wood school is nearby. The unit occupies a prominent position adjacent to the customer car park.

DESCRIPTION

The shopping centre comprises a range of retail units with various sizes available. This unit is a former fish & chip shop and is suitable for similar uses in the future, subject new fitout.

The shopping centre has good car parking and is located in a prominent corner position.

ACCOMMODATION

The property comprises the following approximate net internal areas. Interested parties are advised to undertake their own measured survey.

Unit 1&2	106 sq m	1140 sq ft
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TENURE

The unit is available To Let by way of a new lease for a term of years to be agreed. Leases will be contracted out of the security of tenure provisions of the landlord and tenant act 1954

RENT

£15,000 per annum. Further details on application.

BUSINESS RATES

The Rateable Value requires reassessment.

USE

All interested parties are advised to check their proposed use with the local planning authority.

EPC

TBC

VAT

We are advised VAT is NOT payable.

SERVICE CHARGE

Leases will contain a service charge provision to cover the upkeep of the building and common areas.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available on completion on legal formalities.



0121 643 9337

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

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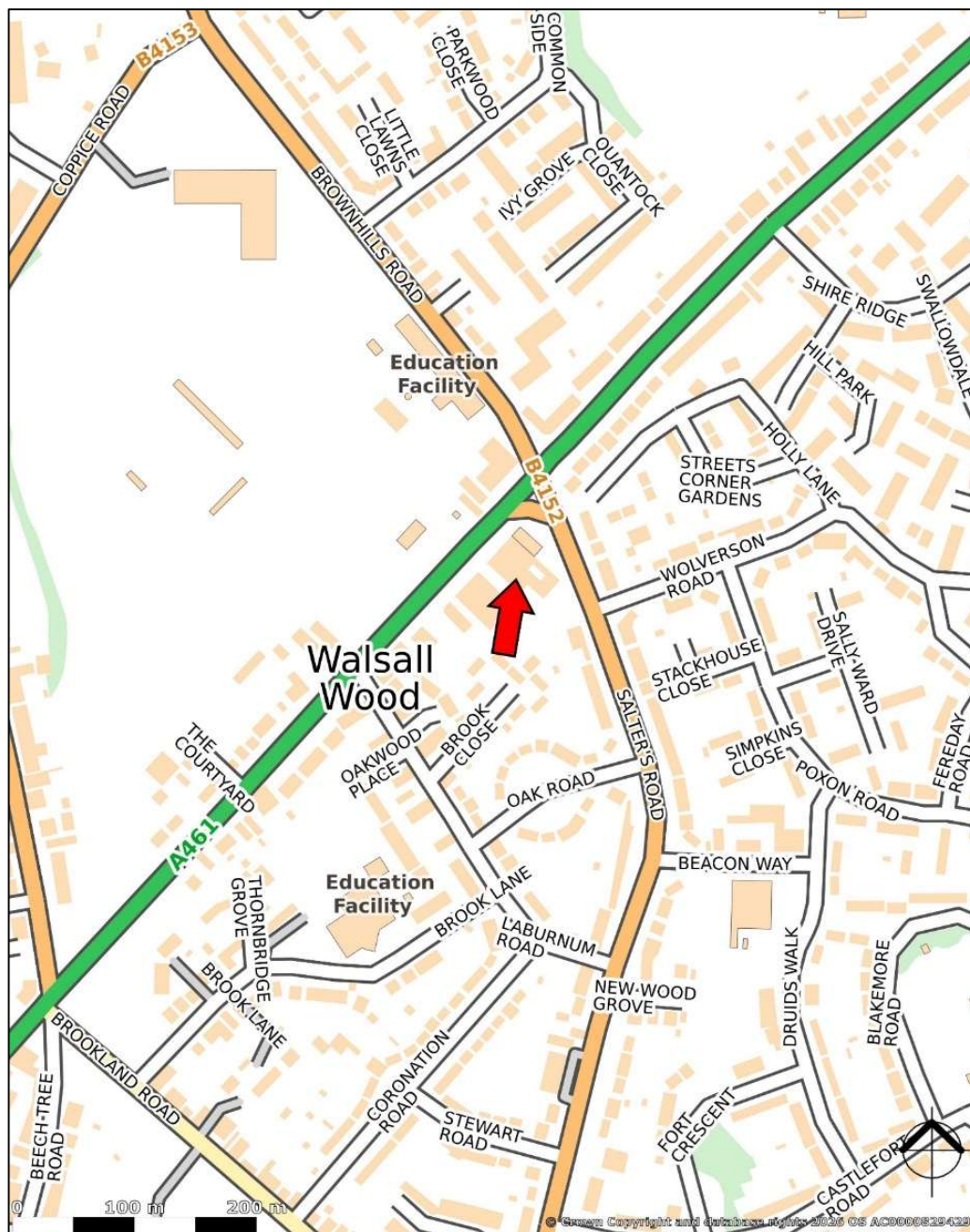
VIEWING

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

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk



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