

TO LET

65 PARK STREET

WALSALL, WEST MIDLANDS, WS1 1NW



PROMINENT TOWN CENTRE RETAIL PREMISES

4,435.74 sq ft (412.09 sq m) (Approx. Total Gross Internal Area)

- Prominent town centre position
- Close public transport
- Benefits from great road connections
- Immediately available

LOCATION

The property occupies a prominent position on Park Street, one of Walsall town centre's principal retailing thoroughfares. The property benefits from high levels of pedestrian footfall and is situated close to a range of national, regional and independent retailers, together with cafés, restaurants and public transport facilities.

The premises are conveniently located within walking distance of Walsall Bus Station and Walsall Railway Station, providing regular services throughout the West Midlands. The property also benefits from excellent road communications via the A4148, A34, A454 and Junctions 7 to 10 of the M6 Motorway.

DESCRIPTION

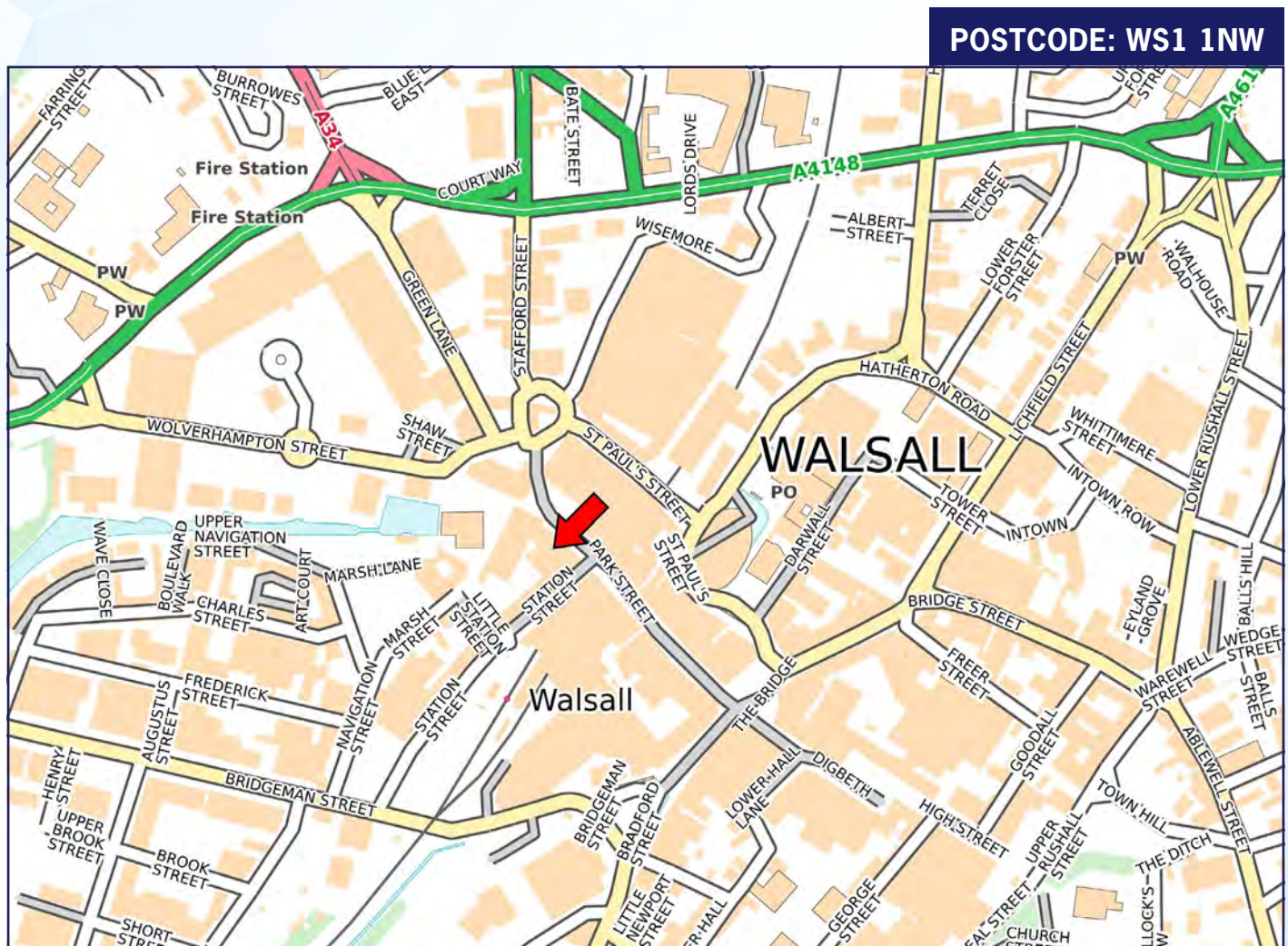
The property comprises a substantial retail premises arranged over ground and first floor levels, providing open-plan retail accommodation together with ancillary storage, office and staff welfare facilities.

The accommodation benefits from an glazed frontage to Park Street, offering excellent visibility and signage opportunities within one of Walsall's busiest retail locations.

The property is considered suitable for a variety of retail, and commercial uses, subject to the necessary planning consent.

SPECIFICATION

- Prominent town centre location
- Glazed retail frontage
- Ground and first floor accommodation
- Ancillary storage and office accommodation
- Staff kitchen and welfare facilities
- Suitable for retail and commercial use (subject to planning)
- Excellent public transport links
- Immediately available



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	237.33	2,554.65
First Floor	174.76	1,881.09
TOTAL Approx. Gross Internal Area	412.09	4,435.74

TENURE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

Rent upon application.

BUSINESS RATES

From the Government website we have identified a listing of £39,500 RV. Interested parties are advised to make their own enquiries with Walsall Metropolitan Borough Council to verify the current Rateable Value and rates payable.

PLANNING

We understand the property benefits from planning consent within Use Class E (Commercial, Business & Service), although interested parties should satisfy themselves that their proposed use is acceptable by making enquiries with the Local Planning Authority.

EPC

We understand that the property has an EPC rating of C.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

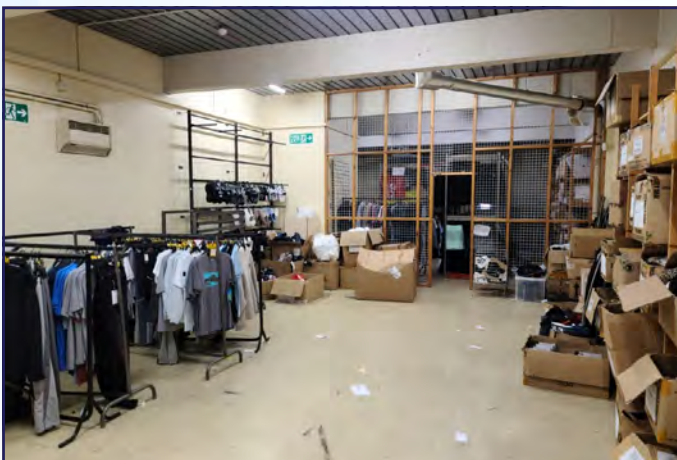
All figures quoted are exclusive of VAT, which may be chargeable.

SERVICES

Mains electricity, water and drainage are understood to be connected to the property. The agents have not tested any apparatus, equipment or services and therefore cannot verify that they are in working order or fit for purpose.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, the successful tenant will be required to provide satisfactory identification and proof of funding before a transaction can proceed.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 07/26

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