



ROB ALSTON
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**PRIME SHOP
UNIT TO LET**

WALSALL

67 PARK STREET, WS1 1LY.

LOCATION

Walsall is one of the principal commercial centres within the West Midlands and is located approximately 10 miles north west of Birmingham, and 8 miles east of Wolverhampton.

The town has a resident population of approximately 171,000 and also has excellent road communications being only 4 miles from the M5/M6 motorway intersection.

DESCRIPTION

The property comprises a good sized modern retail unit with storage/staff accommodation at first floor level.

The property is situated in a busy Pedestrianized trading location adjoining **Footasylum** and other nearby occupiers include **Waterstones, New Look, Greggs, Poundland, Boots, Wilko, Superdrug** etc.

ACCOMMODATION

Ground	Floor	2,784	258.6
Sales Area		sq ft	sq m
First	Floor	2,798	259.9
Sales/Staff/Store		sq ft	sq m

RENT

£60,000 per annum exclusive.

LEASE

The property is available by way of a new 10 year full repairing and insuring lease with a 5 year rent reviews.

RATING/SERVICE CHARGE

Rateable Value (2019)	£83,000
Interested parties are advised to make their own enquiries regarding rates payable for 2019. Walsall Council 01922 650 000.	
Service Charge	£1,425.87 per annum

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or joint agent Jackson Criss – **ADAM RAWCLIFFE** (020 7637 7100)

EPC

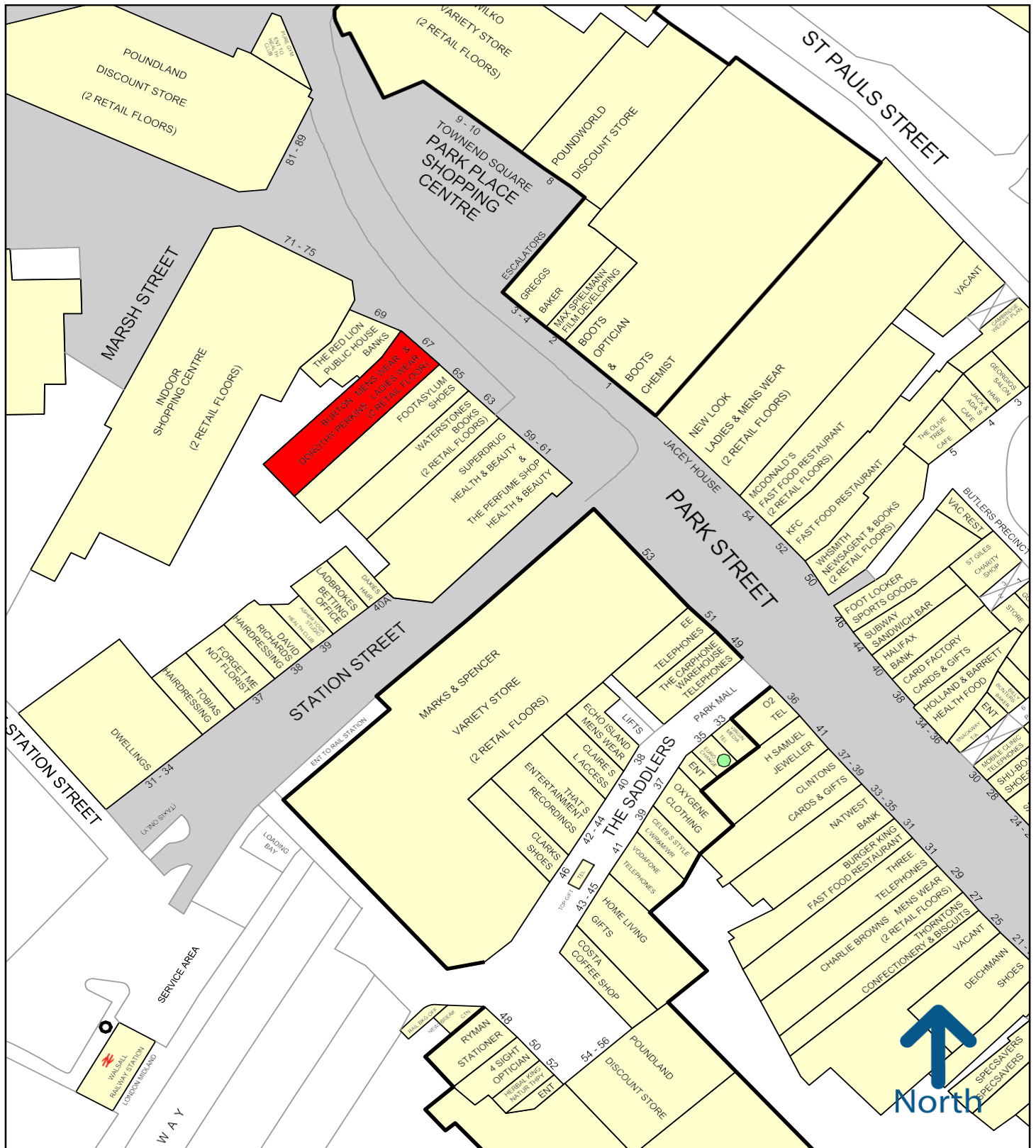
A copy of the Energy Performance Certificate is available on request

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