

# SHOP TO LET

87 Bradford Street,  
Walsall, WS1 1NU



## LOCATION

The property is situated in the prime retail centre of Walsall town centre. Bradford Street sits directly adjacent to the Saddlers Shopping Centre and footfall along Bradford Street is further increased by the bus station, taxi rank and car park.

The property is located close to numerous national operators, including **Lloyds Bank**, **Primark**, **Sports Direct** and sits adjacent to **Santander**. Furthermore, the newly developed St Matthews Quarter is situated opposite Primark, and has created increased footfall at the southern end of the town centre.

## DESCRIPTION

The property comprises a highly prominent mid terrace two story retail premises, totalling 1,491 square feet over ground and first floors. The ground floor comprises a retail shop (last occupied by Toni & Guy) and is in excellent condition. There is further treatment rooms and staff / ancillary space at the first floor level.

## ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

<b>Internal Width (max):</b>	<b>6.53m</b>	<b>21'3"</b>
<b>Shop Depth:</b>	<b>12.34m</b>	<b>40'4"</b>
<b>Ground Floor Sales:</b>	<b>72.09m<sup>2</sup></b>	<b>776 sq ft</b>
<b>First Floor:</b>	<b>66.43m<sup>2</sup></b>	<b>715 sq ft</b>

## TENURE

The premises are to be made available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

Energy Performance Asset Rating of the premises currently falls within category E (118).

A copy of the Energy Performance Certificate can be made available upon request.

## RENT

**£30,000** per annum exclusive of rates, service charge and VAT

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE** **£42,750**  
**(2017 Assessment)**

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWINGS

Strictly by appointment with the Joint Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

Details correct at the time of print July 2018

