

TO LET/CAN BE SPLIT

First Floor (access via Ground Floor Entrance)

81-85 Park Street, Walsall,
WS1 1NG



LOCATION

The property is situated in the most prime pitch in Walsall, located at the head of the High Street on Gallery Square and it links the retail park and the Waterside to the High Street.

Park Street is Walsall's main shopping street and includes retail assets such as The Saddlers Shopping Centre, **Primark** and numerous national operators, including **Wilko**, **Boots**, **Greggs** and **Poundland**.

DESCRIPTION

This former gym features good eves height, a single open plan floor, lift access and a gated shared yard. The property comprises a highly prominent two-storey retail premises. The subject floor plate is accessed via a ground floor entrance off Park Street, leading to the first floor accommodation. It is an Island site with scope for prominent branding/signage.

A variety of uses will be considered here such as retail, leisure, competitive leisure, education, medical and gym.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	782sqft	72.66m ²
First Floor:	14,197sqft	1,319m ²

The property can be split into 4,000 sq ft or 10,000 sq ft units or let as whole. There is also the possibility of adding a 5,000 sq ft private and sheltered flat roof space above the First Floor.

Tenure

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£90,000 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 - £111,357

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 to be responsible for their own legal costs.

EPC

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

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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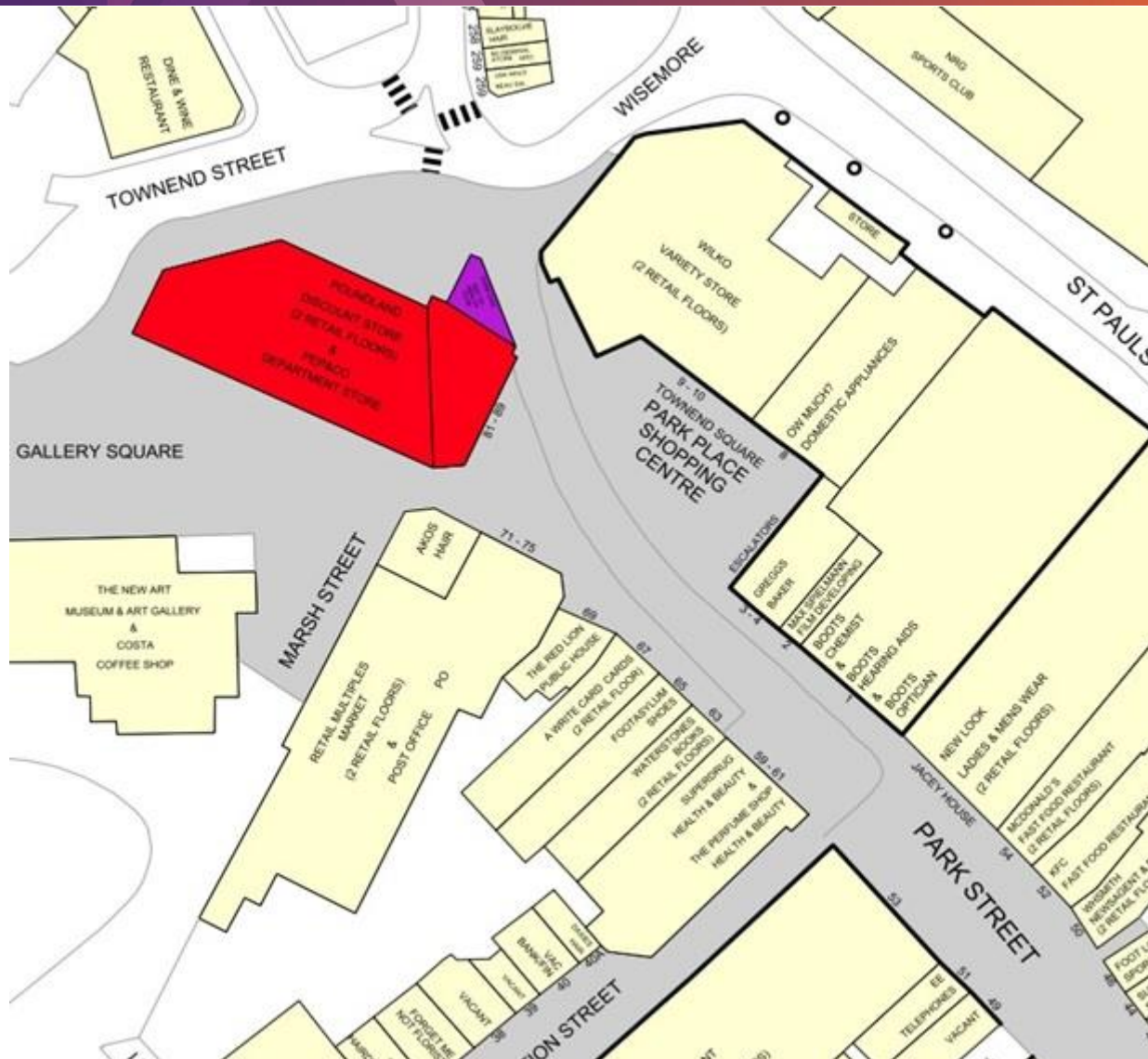
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