

TO LET

Unit B, Park Place,
Townsend Square, Walsall
WS1 1NP



LOCATION

The property is prominently situated at the top of prime Park Street in Walsall, forming part of the Park Place Shopping Centre with large frontages onto Park Street, Wisemore and St Pauls 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 **Boots**, **Greggs** and **Poundland**.

DESCRIPTION

The property is fitted, ready for immediate occupation and arranged over ground and first floor. The unit is capable of articulated vehicular loading.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Approx. Ground Floor:	20,000 sq ft	1,900 sq m
Approx. First Floor:	20,000 sq ft	1,900 sq m

TENURE

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

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.

RENT

Upon Application.

RATEABLE VALUE

£171,000 (2023)

We suggest that all interested parties should verify the above with the Local Authority.

SERVICE CHARGE

£36,000 plus VAT.

INSURANCE

£21,282.29 plus VAT.

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.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

SUBJECT TO VACANT POSSESSION & CONTRACT

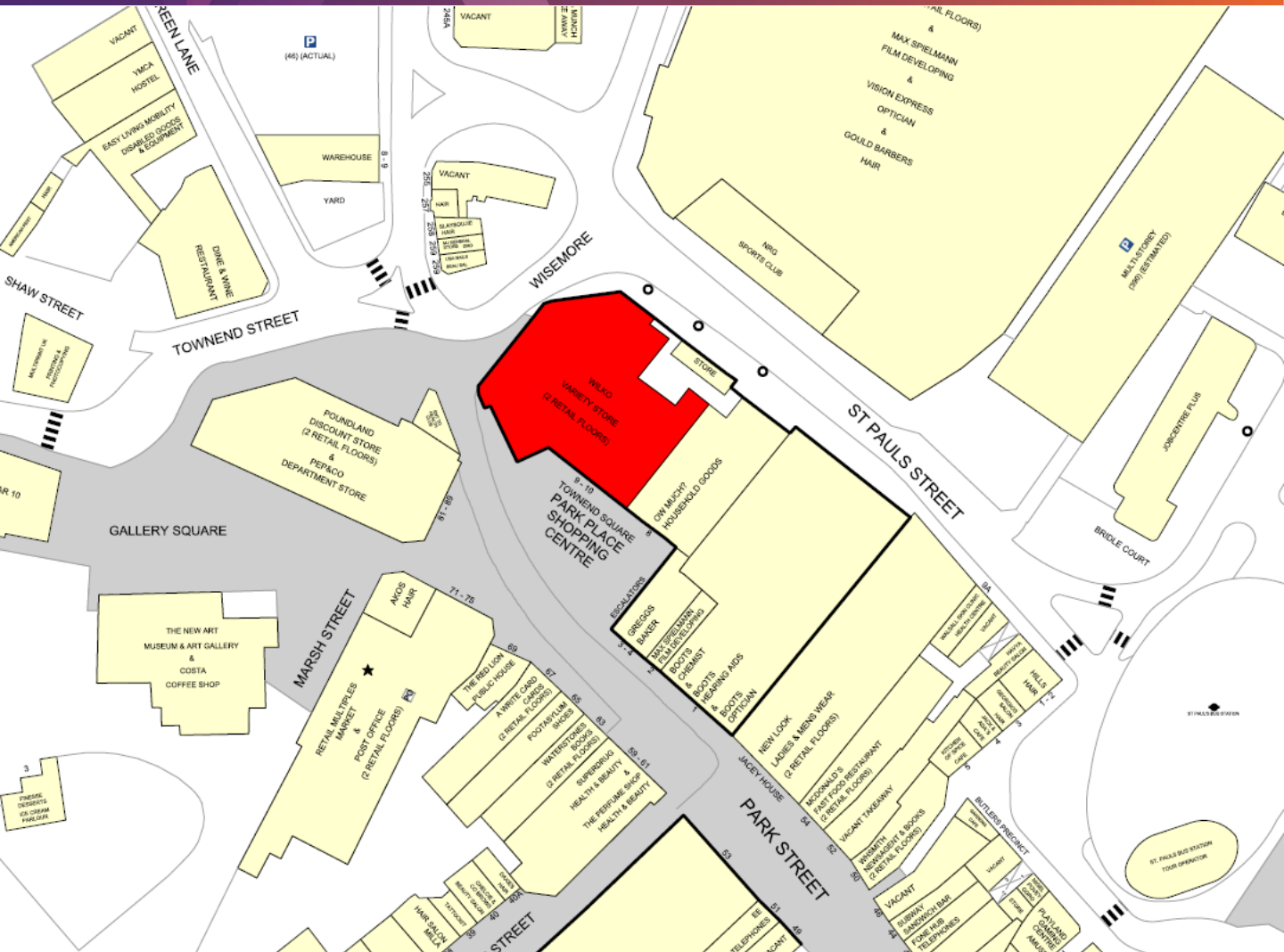

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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For more information, please contact:

Ed Purcell
Tel: 07793 808974
Email: ed@creative-retail.co.uk

Guy Sankey
Tel: 07415 408196
Email: guy@creative-retail.co.uk

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