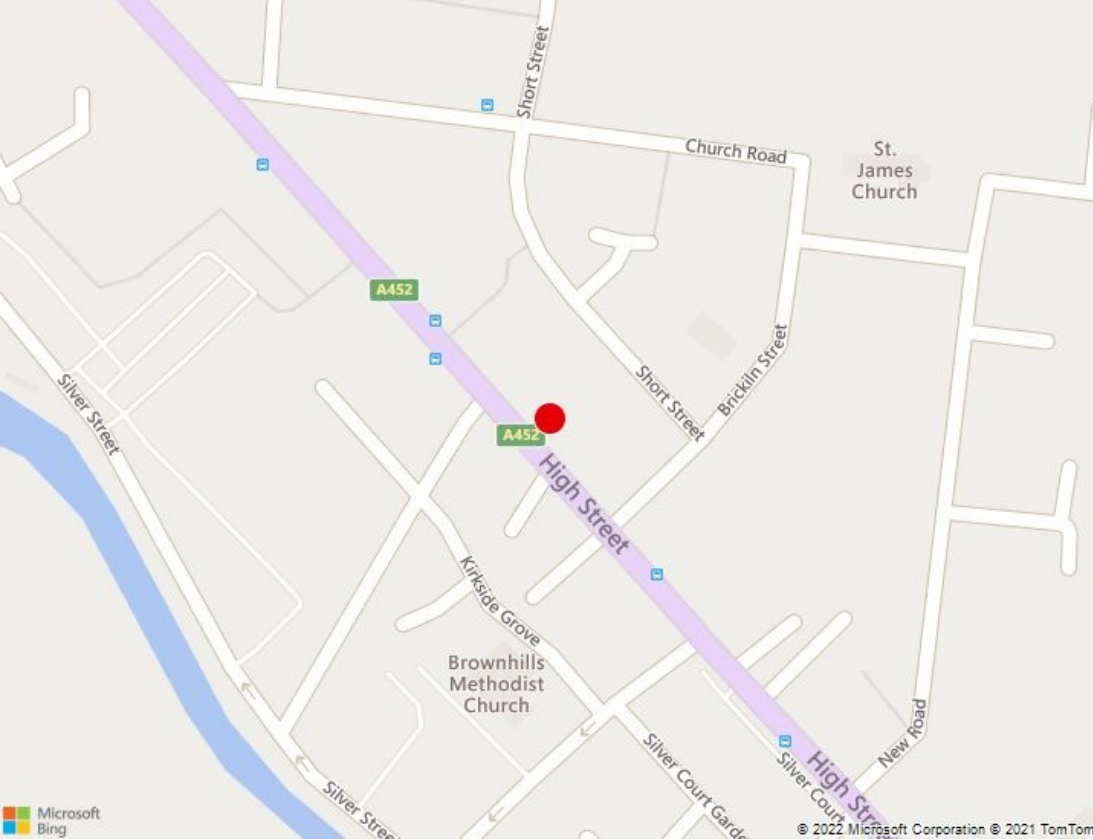


RETAIL UNIT TO LET

69-73 High Street, Brownhills, Walsall, West Midlands, WS8 6HL

2,775 SqFt (257.8 SqM) | £22,500 per annum exclusive





KEY FEATURES

- Prominent frontage to high street
- Adjacent to Subway and Amber Taverns
- Open plan ground floor sales area
- Additional first floor office and storage areas
- New Lease
- Immediately available

LOCATION

The premises are prominently situated adjacent to Amber Taverns and Subway and immediately opposite Kwik Fit on Brownhills High Street. Other notable occupiers in close proximity include Costa Coffee and Greggs.

Brownhills is situated approximately 5.5 miles to the north of Walsall town centre and 6 miles south of Lichfield City Centre.

DESCRIPTION

The property provides an open plan ground floor sales area with additional sales area to the side; rear ancillary storage areas to include a former vault to the rear together with ancillary office, storage and kitchen at first floor. Ground Floor WCs are provided off the main retail area.

Area	SqFt	SqM
Ground Floor Sales Area	1,786	165.92
Ground Floor Ancillary	401	37.25
First Floor Ancillary	588	54.63
Total Floor Area	2,775	257.8



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TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

ASKING RENT

£22,500 per annum exclusive

EPC

An EPC is available on request.

BUSINESS RATES

Rateable Value £22,250 Rates Payable 2023/2024 £11,102.75 prior to any transitional arrangements or small business relief.

However, businesses may benefit from business rate relief in 2023/2024 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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