



RETAIL PREMISES TO LET

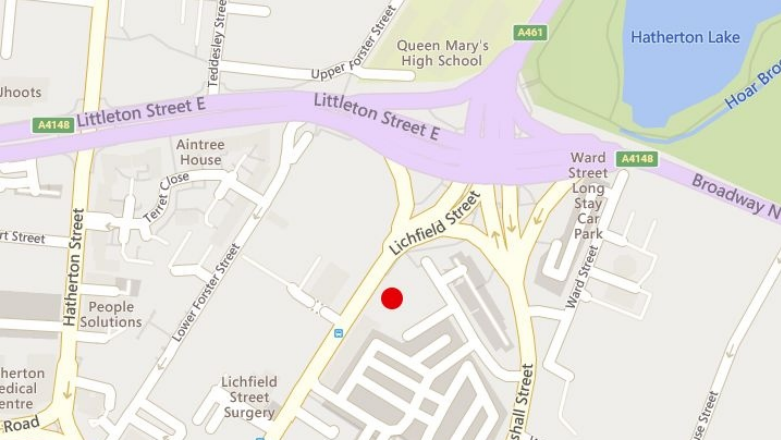
110 Lichfield Street, Walsall, WS1 1SZ



960 SqFt (89.18 SqM) | £17,000 per annum exclusive

Key Features

- Occupies a prominent position on Lichfield Street, Walsall.
- New Lease.
- Available Immediately
- Close proximity to Walsall Town Centre, Bus Terminus and Railway Station.
- In close proximity to Morrisons Supermarket
- Self contained retail unit



LOCATION

The property occupies a prominent position on the eastern side of Lichfield Street at its junction with a busy intersection of Lichfield Street and the A4148 Linton Street West/Broadway North, which forms part of the Walsall ring road. Walsall is well located with easy access to Birmingham City Centre and Wolverhampton. Direct trains to Birmingham New Street run from Walsall Train Station which is within walking distance of the property.

DESCRIPTION

The property comprises self contained ground floor retail unit which is offered in a shell condition ready for tenant fit out. Providing open plan sales area with store room and WC off.

| Area | SqFt | SqM |
|-------------------------|------------|--------------|
| Ground Floor | 960 | 89.18 |
| Total Floor Area | 960 | 89.18 |

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

£17,000 per annum exclusive

BUSINESS RATES

Rateable Value £9,700 obtained from the Valuation Office Rating List.

Rates Payable 2023/2024 £4,840.3 prior to any transitional arrangements. However businesses may benefit from 100% business rates relief in 2023/2024 on this property. Interested parties are advised to make their own enquires with the Local Authority (Walsall) for verification purposes.

EPC

Energy Performance Certificate to be assessed

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.

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 may be payable.

VIEWING

Strictly by prior appointment, please contact:



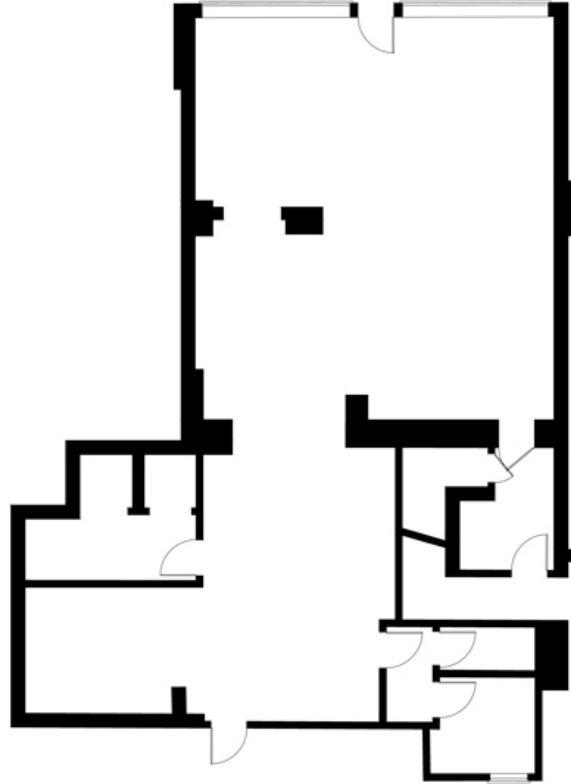
David Hemming MRICS
 DDI: 0121 362 1530
 Mob: 07841 234160
 E: david.hemming@burleybrowne.co.uk



Emma Hughes MRICS
 DDI: 0121 362 1535
 Mob: 07510 080210
 E: emma.hughes@burleybrowne.co.uk

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0121 321 3441
www.burleybrowne.co.uk

