

Unit 26 Freer Street,
Walsall
WS1 1QF

Available To Let



KEY FEATURES:

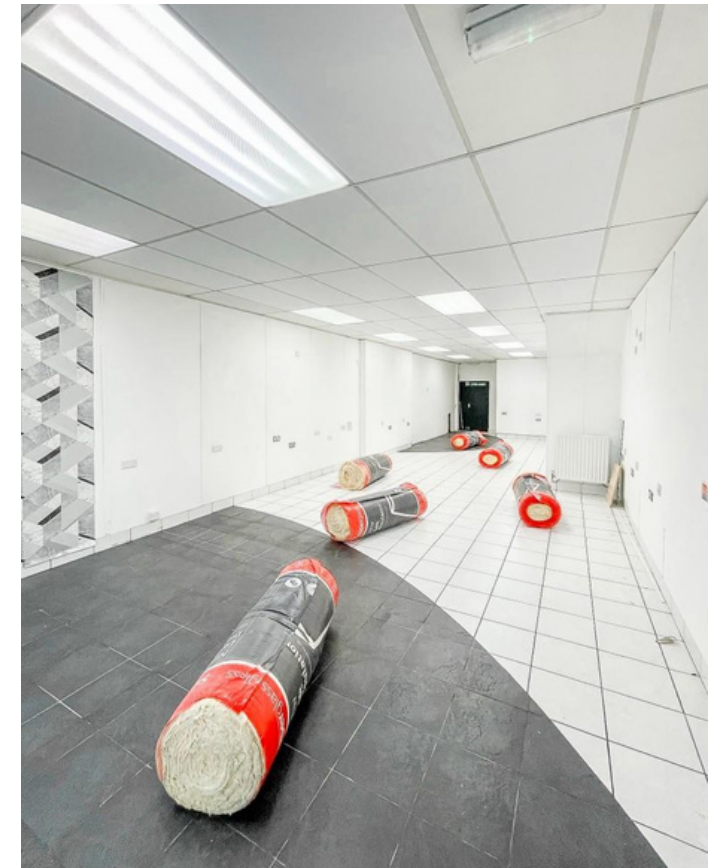
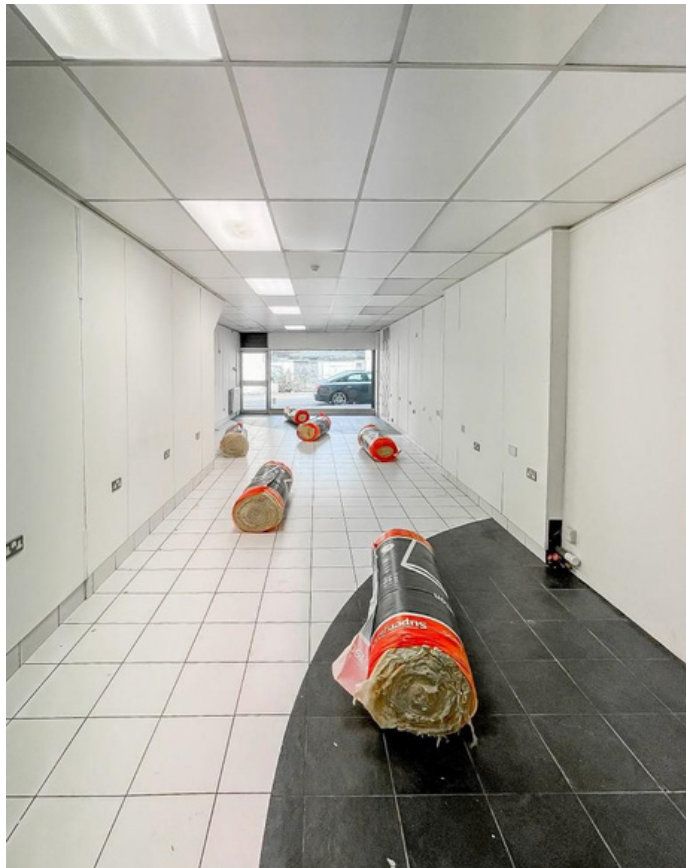
- Town Centre Location
- Large Retail Frontage
- Suitable for a variety of retail uses
- Flexible Terms Available
- 24 Hour Security
- Rear Access for Loading
- Two Storey Property

DESCRIPTION

26 Freer Street offers 1200 square feet (111 square meters) of retail accommodation which is suited for a variety of retail uses. The ground floor boasts an open-plan space benefiting from a fully glazed retail frontage providing an abundance and natural light and attracting passers by. The modern fit out provides a ready fit space or a wonderful starting point for any business looking to occupy. The first floor offers a kitchen, WC and additional storage space.

LOCATION

Positioned on Freer Street, the property benefits from bordering the Old Square Shopping Centre in the heart of Walsall town centre. Nearby occupiers include Asda, Primark, and B&M. Approximately 5km (3 miles) away from Junction 9 and Junction 10 of the M6 motorway.



TRANSPORT LINKS AND ACCESS

Located in the Walsall town Center, the property is conveniently situated approximately 5km (3 miles) away from Junction 9 and Junction 10 of the M6 motorway. This makes it easily accessible by car for those traveling from the motorway.

For visitors arriving by car, there are approximately 500 car parking spaces available at the NCP car park further down Freer Street, which is a short walk up the road.

Walsall Railway Station is located at the rear of the Saddlers Centre, which is just a short walk away. This close proximity to the railway station makes it convenient for visitors using train services to reach the property easily.

ASKING RENT

£950 Per Calendar Month (£11,400 Per Annum)

TERMS

The property is offered for Leasehold.

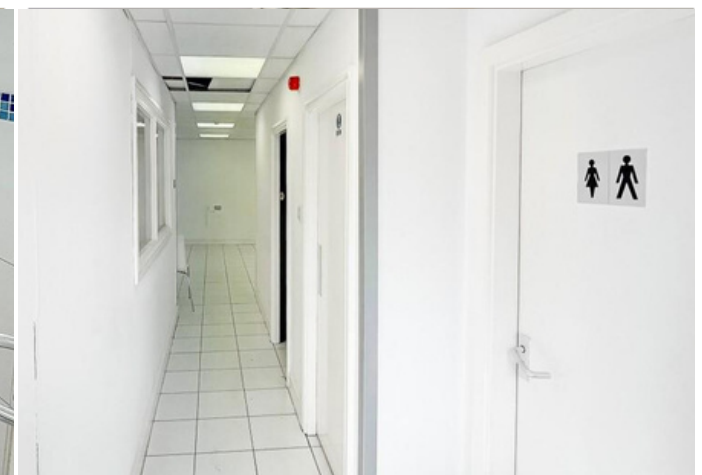
OUTGOINGS

Interested parties should check the Rateable Value with the local authority Walsall Metropolitan Borough Council.

LEGAL COSTS

Each party to bear their own legal costs.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



VIEWINGS

Strictly by prior appointment through Agents - AE Commercial

CONTACT US

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info@aecommercial.co.uk

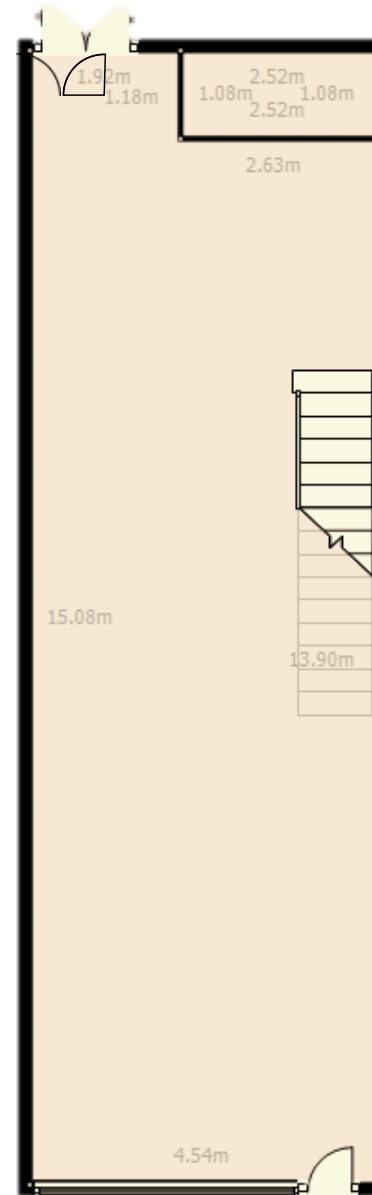
8 High Street, Sutton Coldfield, B72 1XA

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Disclaimer - Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

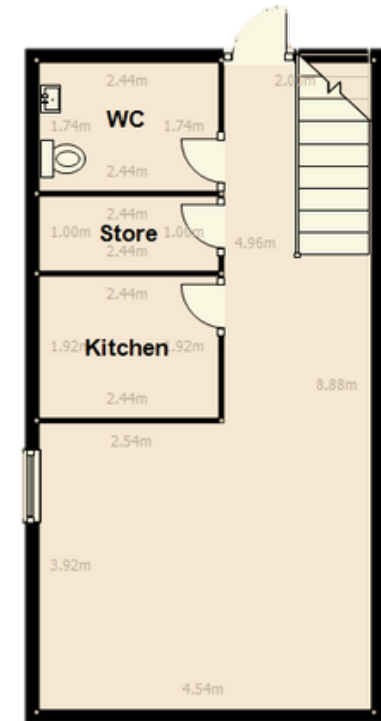


Ground Floor

736.9 square feet (68.5 square meters)

Total Area
1,179.7 square feet (108.8 square meters)

Disclaimer
Floorplan for illustrative purposes only. Measurements are approximate and not to scale. Please re-check all information before making any decisions. For more information please contact AE Commercial. AE Commercial is a trading style of Marwood Surveyors Ltd (Registered in England 8370698) Registered office: 8 High Street, Sutton Coldfield B72 1XA. VAT Registration number: GB 156 8611 88



First Floor

433.8 square feet (40.3 square meters)