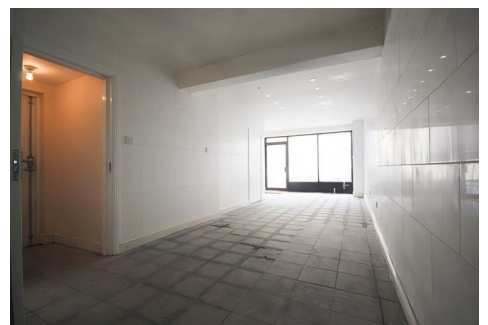




RE/MAX

Elite



2A Harrison Street, Walsall, WS3 3HP

£600 Per month

COMMERCIAL OPPORTUNITY IN THE HEART OF BLOXWICH

Charming Retail Space Just Off Bloxwich High Street

Nestled in the bustling locality of Harrison Street, this versatile retail shop presents a rare rental opportunity in Bloxwich. The well-positioned space is now available for a minimum of a 12-month lease, offering a flexible term to prospective business owners. At £600 per month, this accessible unit sits just a stone's throw away from Bloxwich High Street, benefiting from both the vibrant local trade and the community atmosphere.

The shopfront, showcased in the photographs, exudes modern appeal with large, inviting windows that flood the space with natural light, perfect for a variety of business ventures. The interior, depicted as a blank canvas, awaits a personal touch to transform the shop into an enticing commercial hub.

This property represents an excellent option for those looking to capitalise on the strategic location and the existing demand in the area.

Take the first step towards your business's future and schedule a viewing to see how this shop can cater to your business aspirations.

Current Rateable Value

Current rateable value (1 April 2023 to present)

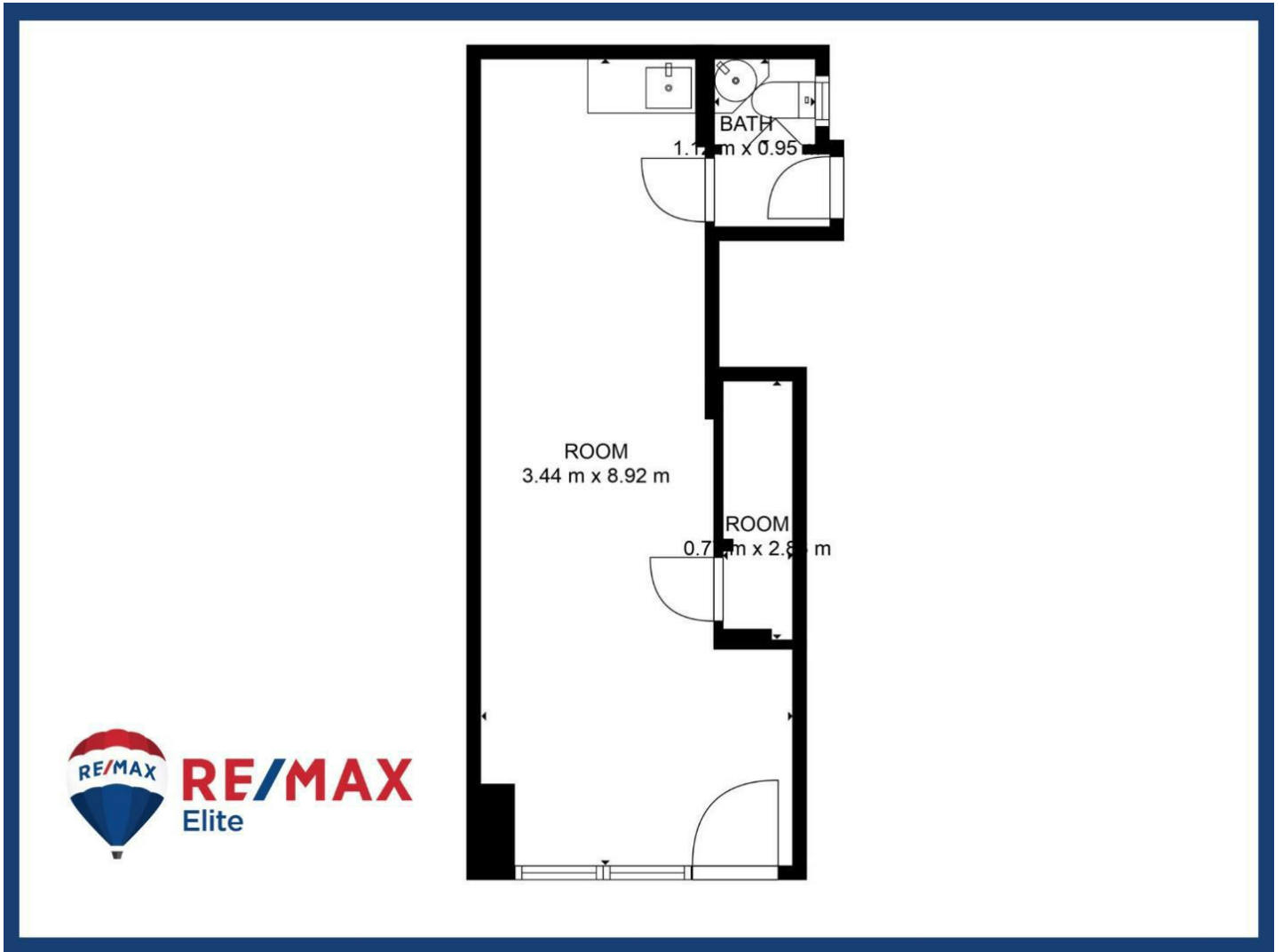
£3,900

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

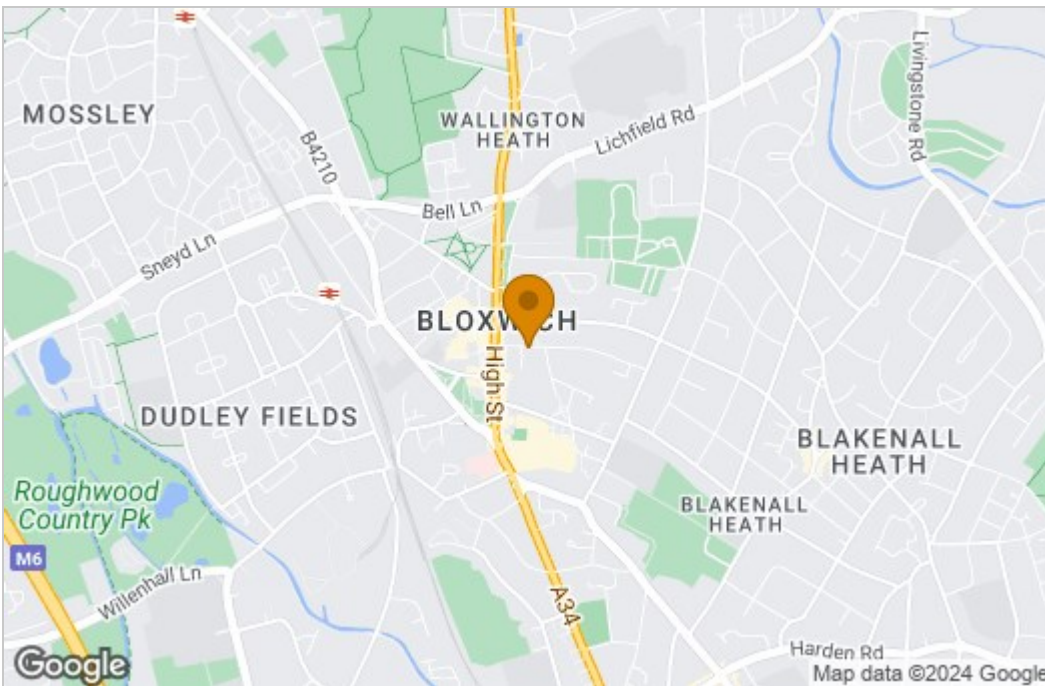
Small Business Rate Relief

Small Business Rate Relief - Small business rate relief You can get small business rate relief if: your property's rateable value is less than £15,000 and your business only uses one property - you may still be able to get relief if you use more

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.