



Location

The premises occupy a prime position within the Saddlers Centre, Walsall nearby retailers include **Burger King** and **Costa Coffee**.

Other national multiple retails in the vicinity include **Heron Frozen Food** and **Greggs**.

Description

Fully fitted fast casual or grab & go restaurant premises arranged over ground floor providing the following approximate internal floor area:

Floor	Sq ft	Sq m
Total	942	97.91

Rent

Upon Application.

Business Rates

We understand that the property is assessed as follows:

Rateable value: £20,250
UBR (2023/24): 49.9p

This property may qualify for rates relief for qualifying uses and operators. Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

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

Planning

The premises currently benefits from user Class E of the Town & Country (Use Classes) Order 2020 which includes but not limited to Shop, Café, Restaurant, Showroom, Medical, Health and Office uses.

Service Charge

The on account service charge for the current year is £11,908 per annum.

Insurance

The annual insurance for the current year £208 per annum.

EPC

Energy Performance Rating of B 35. The EPC is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with Avison Young or our joint agents Wright Silverwood.

For further information please contact:

Richard Jones

+44 (0)121 609 8719

+44 (0)7717 720 808

richard.jones@avisonyoung.com

Sam Bellamy

+44 (0)121 609 8181

+44 (0)7827 079762

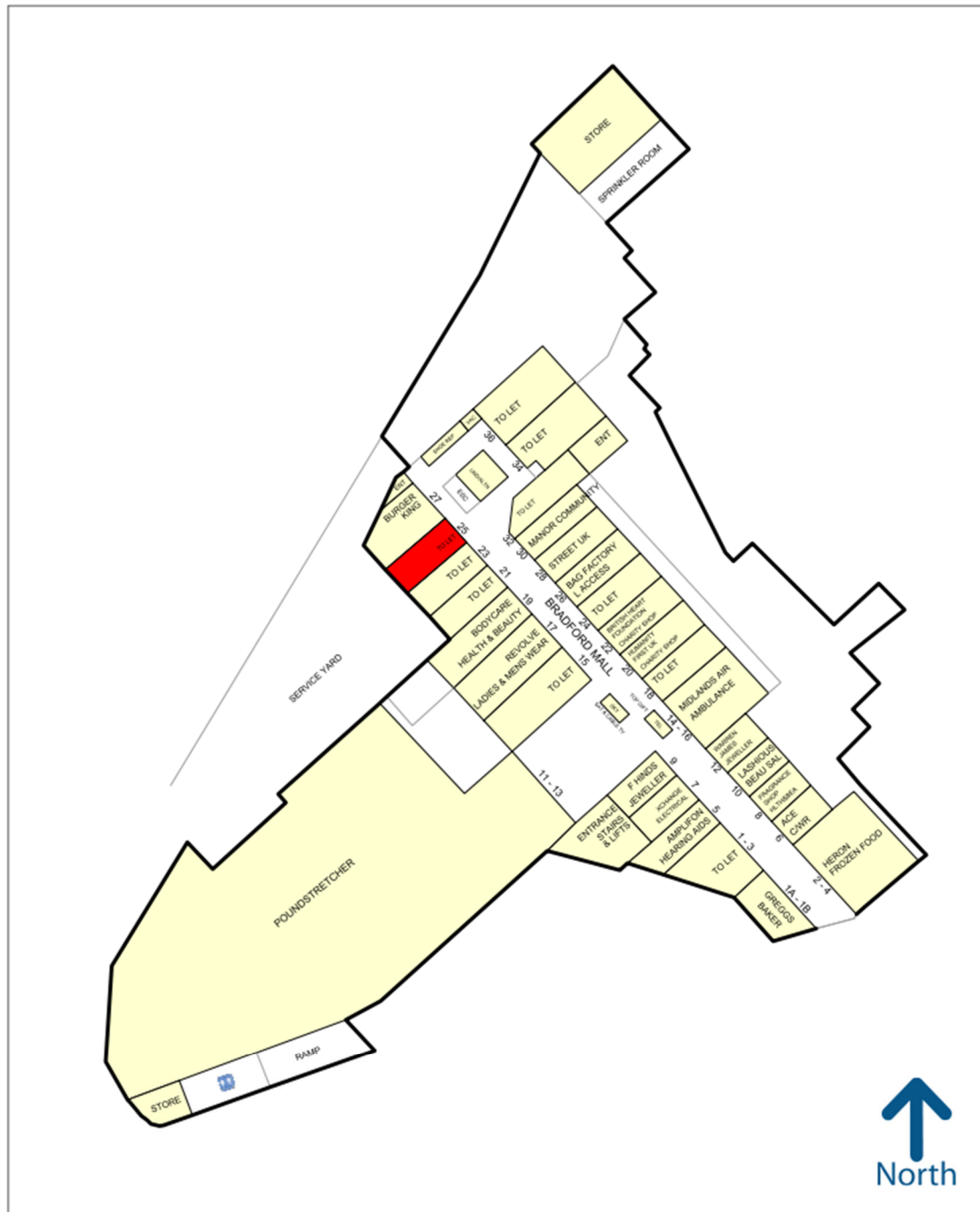
sam.bellamy@avisonyoung.com

Netta Spafford

+44 (0)121 609 8249

netta.spafford@avisonyoung.com

0121 236 8236
avisonyoung.co.uk



50 metres

Experian Goad Plan Created: 24/10/2022
Created By: Avison Young



Copyright and confidentiality Experian, 2022. © Crown
copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Visit us online avisonyoung.co.uk

3 Brindleyplace, Birmingham B1 2JB

© Avison Young (UK) Limited. All rights reserved.



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.