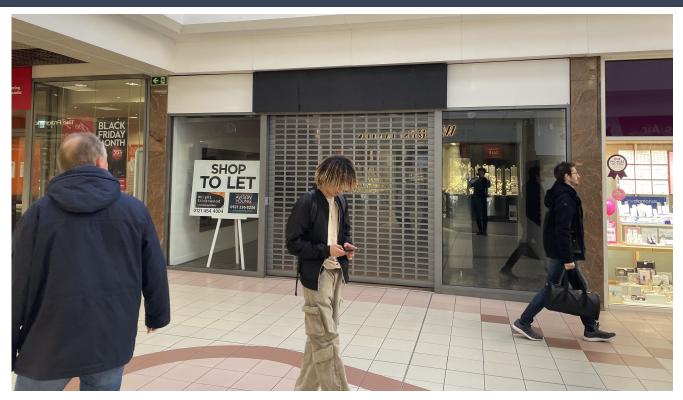


# To Let

# Unit 10, 7 Bradford Mall, Saddlers Centre, Walsall, WS1 1YT



# Location

The premises occupy a prime position within the Saddlers Centre, Walsall nearby retailers include **F Hinds** and **Select** .

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

# **Description**

The premises are arranged over ground and first floors providing the following approximate internal floor area:

Floor	Sq ft	Sq m
Ground	700	65.03
First Floor	354	32.88
Total	1,054	97.91

#### Rent

Upon Application.

# **Business Rates**

We understand that the property is assessed as follows:

**Rateable value:** £17,750 **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 £11,165 per annum.

### Insurance

The annual insurance for the current year £245 per annum.

### **EPC**

Energy Performance Rating of D 89. The EPC is available on request.

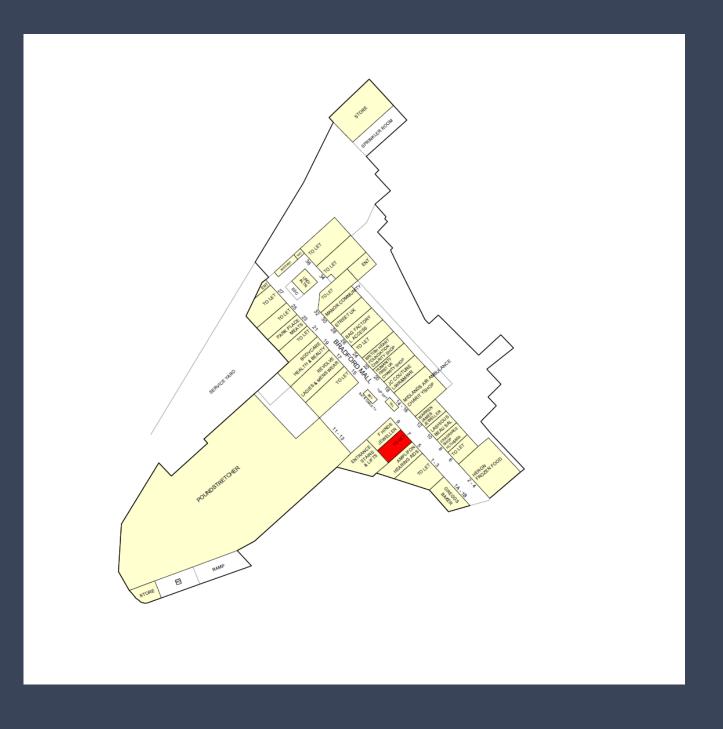
#### **VAT**

VAT if applicable will be charged at the standard rate.

#### Viewing

Strictly by prior appointment with Avison Young or our joint agents Wright Silverwood 0121 454 4004.

For further information please contact:



# Visit us online avisonyoung.co.uk

3 Brindleyplace, Birmingham B1 2JB

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