



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.

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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.

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