

# Brownhills

12-28 High Street, Brownhills, Walsall, WS8 6EQ

## To Let/May Sell

Subject to Vacant Possession



**Large Fully Fitted Retail Unit Available**

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Potential for alternative use, subject to planning

**AVISON  
YOUNG**

12-28 High Street, Brownhills, WS8 6EQ



Quoting Rent  
**£79,500 pax**



Condition  
**Fully fitted out**



Size  
**17,600 sq ft**



Planning  
**Suitable for a range of uses within Class E (subject to planning)**



In Close Proximity to  
**Aldi, B&M & Tesco**



Car Parking  
**217 Spaces to the rear**

## Location

Brownhills is situated within the Metropolitan Borough of Walsall, approximately 11 miles north of Birmingham City Centre, 8 miles northeast of Wolverhampton and 4 miles north of Walsall.

The premises are prominently situated, with a substantial frontage on to A452 (High Street), adjacent to Aldi and in close proximity to other notable occupiers including B&M and Tesco. The former Ravens Court Shopping Centre, located just south of the property, is due to undergo a significant redevelopment for a large food store subject to approval of planning. There is substantial car parking immediately to the rear for 217 vehicles providing convenience for shoppers.

## Accommodation

The premises are arranged over ground and first floor levels providing the following approximate areas and dimensions:

	Metric	Imperial
Gross Frontage	29.34m	96ft 03ins
Internal Width	26.67m	97ft 01ins
Shop Depth	42.48m	139ft 04ins
<b>Ground Floor</b>	1,050	<b>11,300</b>
<b>First Floor</b>	585	<b>6,300</b>
Total	1,635	17,600

## Planning

The property falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

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## Quoting Rent/Sale Price

Seeking rental offers of £79,500 pax.

The landlord may consider the freehold sale of the property, price upon application.

## Service Charge

A service charge of £6,615 was payable for year end 2023.

## Business Rates

We understand that the property is assessed as follows:

<b>Rateable Value:</b>	<b>£170,000</b>
<b>UBR:</b>	<b>£0.512</b>
<b>Rates Payable 2023/4 :</b>	<b>£87,040</b>

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

## EPC

A new EPC certificate has been commissioned; a copy of the report can be made upon request.

## Legal Costs

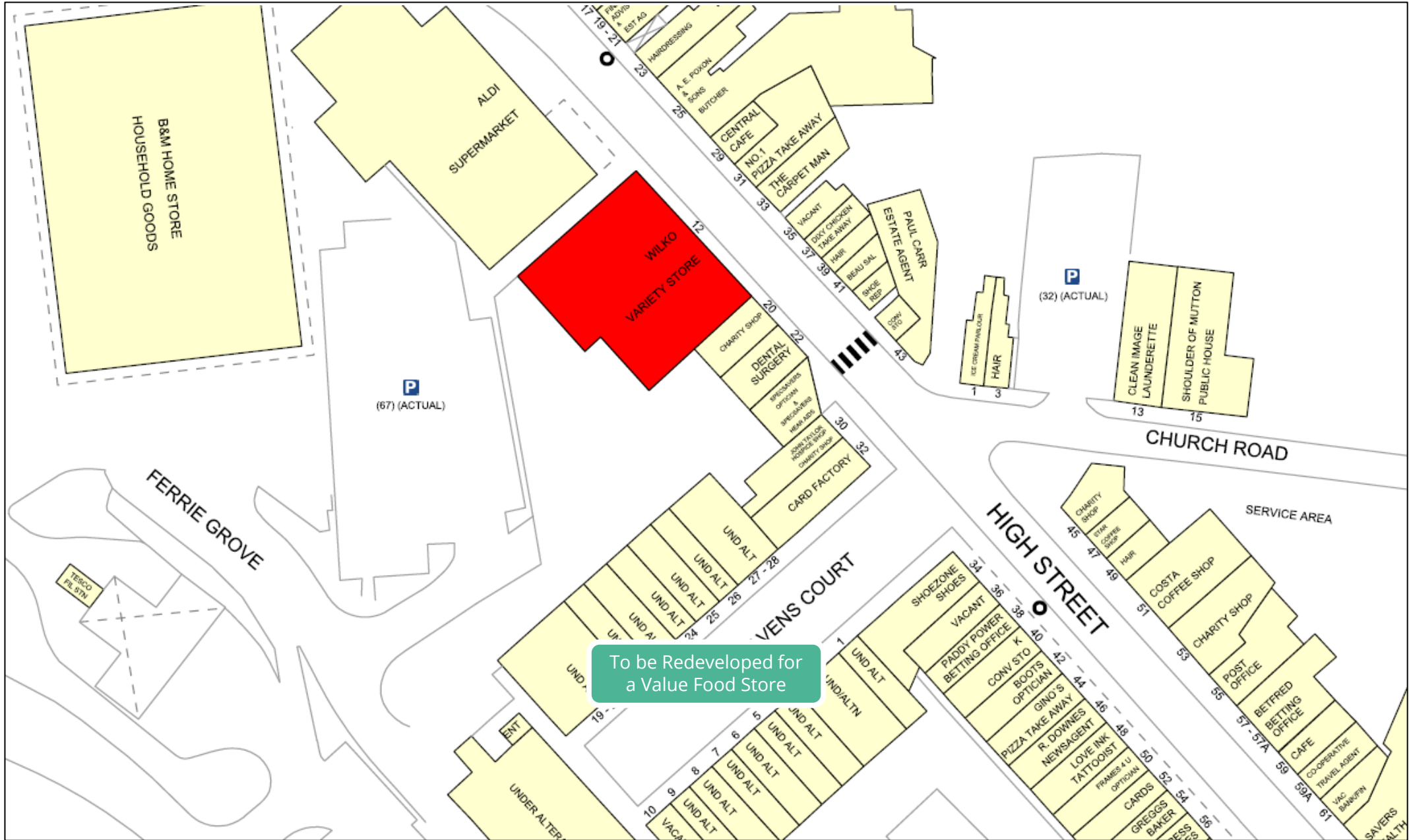
Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

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