







ST MATTHEW'S QUARTER

10 George Street • Walsall • WS1 1RS



MODERN SELF-CONTAINED RETAIL UNIT - 688 SQ FT (64 SQ M)

Owner occupation or investment opportunity

-  **OWNER OCCUPATION OR INVESTMENT OPPORTUNITY**
-  **MODERN SELF-CONTAINED UNIT**
-  **SHELL CONDITION WITH WC FACILITIES PROVIDED**
-  **FULL WIDTH GLAZED SHOP FRONTAGE ONTO GEORGE STREET**
-  **PART OF A MODERN PARADE**
-  **SUITABLE FOR A RANGE OF USES INCLUDING RETAIL, BEAUTY OR OFFICE**

LOCATION

The property forms part of the St Matthew's Quarter development located in Walsall Town Centre at the southern end of the High Street. The available retail unit is within a modern parade of 8 units immediately adjacent to Asda and Walsall's largest multi-storey car park.

St Matthew's Quarter is approximately 10 minutes from Junctions 7, 9 and 10 of the M6. Public transport to the scheme is excellent with bus and train stations within a few minutes' walk of the development.

DESCRIPTION

Extending to 688 sq ft, Unit 10 is a modern self-contained retail unit benefiting from a full width glazed shop frontage onto George Street, with shop signage above. The unit is in shell condition with WC facilities provided.

ACCOMMODATION

Unit 10	688 sq ft	(64 m ²)
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EPC

B (35)



ASKING PRICE

Offers in the region of £95,000 + VAT.

TENURE

To be sold on a long leasehold basis, lease ending 30th June 3007 (approximately 983 years unexpired).

VAT

All figures quoted are exclusive of VAT which will be payable.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Please contact:

