

Chartered
Surveyors



Property
Consultants

SJ/EL

TO LET
RETAIL UNIT
AT
VICTORIAN ARCADE
WALSALL
WS1 1RE

Awaiting Photographs

LOCATION: The property is located in the heart of Walsall town centre with entrances from Digbeth, Bradford Street and Lower Hall Lane. Nearby retailers include Primark, Greggs, The Works and Sterlings Jewellers.

Availability: See attached Schedule.



16, Lichfield Street, Walsall WS1 1TS
www.fraser-wood.co.uk
Fax: (01922) 721065 DX: 12109 WALSALL



**VICTORIAN ARCADE
WALSALL WS1 1RE**

SERVICES: All mains services, with the exception of gas, are connected or available to the property. No tests have been applied to any of the services or appliances.

RATING DATA: (information obtained from the Valuation Office Agency Web Site):

See Availability Schedule.

TOWN PLANNING: Interested parties are advised to make their own enquiries of the Local Authority Planning Department in respect of their intended use.

TERMS: Flexible lease terms are available on effectively full repairing and insuring terms.

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

REFERENCES: The ingoing Tenant will be required to supply references to be taken up by the Landlord's Agent for a non-returnable fee of £75.

ENERGY PERFORMANCE CERTIFICATE: See Availability Schedule. A copy of the EPC's will be available for inspection at the agent's offices or on their web site.

VIEWINGS: Contact Fraser Wood Commercial on 01922 629000 or AP Retail on 01527 578 820. Please note that all parties viewing the property do so at their own risk and neither the vendor nor the agent accept any responsibility or liability as a result of any such viewings.

SJ/EL/29/06/2018

N.B. Rents and Prices quoted may be subject to VAT.

CONDITIONS UNDER WHICH PARTICULARS OF THIS PROPERTY ARE ISSUED. Fraser Wood Commercial, for themselves and the Vendor/Lessor of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a Contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fraser Wood Commercial, or the Vendor/Lessor. (3) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. (4) Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor/Lessor does not make or give, and neither Messrs. Fraser Wood Commercial, nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

AVAILABILITY SCHEDULE

VICTORIAN ARCADE,
WALSALL
WS1 1RE.

<u>Unit</u>	<u>Size</u>	<u>Rent</u> (Inclusive of Service Charge and Insurance)	<u>Rateable Value</u>	<u>EPC Rating</u>
2, Bradford Street Mall	766 sq.ft.	£14,440 per annum plus VAT	£ 6,000	G (194)
3, Bradford Street Mall	691 sq.ft.	£14,440 per annum plus VAT	£ 7,100	
12, The Arcade	469 sq.ft.	£ 9,000 per annum plus VAT	£ 3,950	C (75)
7, The Arcade	323 sq.ft.	£ 9,000 per annum plus VAT	£ 4,650	F (131)