

Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



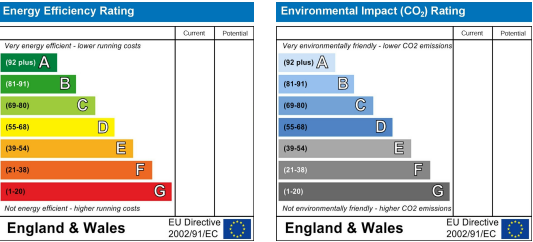
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Energy Performance Graphs



rightmove



MARRION & CO

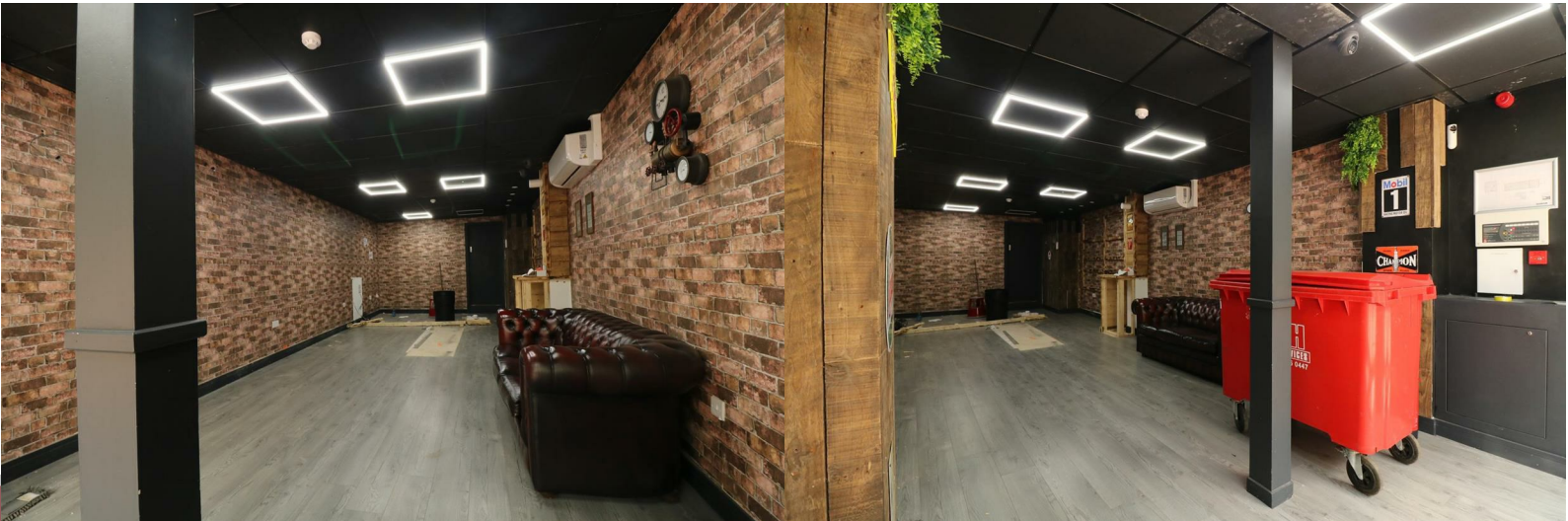
CHARTERED SURVEYORS | ESTATE AGENTS



186 High Street

Bloxwich, Walsall WS3 3LA

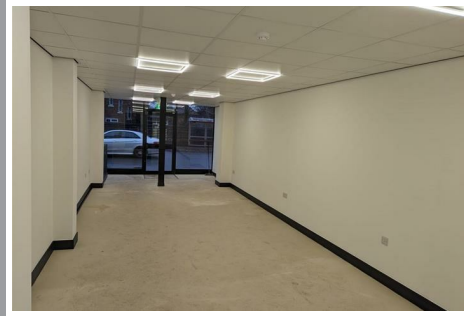
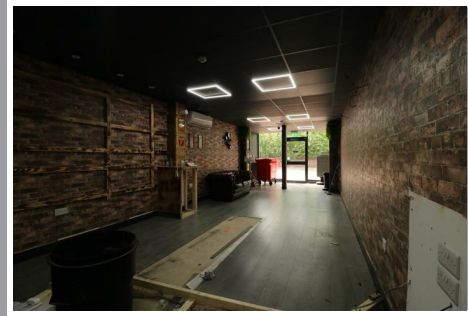
£12,500 Per Annum



186 High Street

Bloxwich, Walsall WS3 3LA

£12,500 Per Annum



DESCRIPTION

We are pleased to present an exceptional opportunity to lease a prime retail shop located on the bustling High Street in Bloxwich, Walsall. This well-appointed shop premises spans an area of 410 square feet and boasts a prominent position, ensuring excellent visibility and foot traffic.

The shop features an attractive aluminium plate glass front, complete with a central access door and an external electrically operated security shutter, providing both aesthetic appeal and security for your business. The interior has been thoughtfully refurbished in 2023, showcasing new plastered walls, a modern ceiling, and upgraded electrical wiring. Additionally, the premises includes a newly installed toilet and wash hand basin, making it a convenient space for both staff and customers.

Surrounded by a variety of established businesses, including a hairdresser, mini market, bridal wear sales, and a fish & chip shop, this location benefits from a diverse customer base. National retailers such as Wetherspoons, Greggs, and Asda are also nearby, further enhancing the area's attractiveness for potential customers.

This shop presents a fantastic opportunity for entrepreneurs looking to establish or expand their business in a vibrant and well-frequented area. With its modern facilities and strategic location, this retail space is ready for immediate occupation and is sure to attract a steady stream of clientele. Do not miss the chance to

secure this prime retail opportunity on High Street, Bloxwich.

LOCATION

This shop premises is located fronting directly onto High Street, Bloxwich and occupies a central and prominent position. Adjacent users include a Hairdresser, Mini Market, Bridal Wear sales and Fish & Chip shop. National Retailers include Wetherspoons, Greggs, Asda Superstore and Post Office.

IMPORTANT NOTE

In the interests of a good tenant mix, please note that the use of the property as either a Gentleman's Barber/Ladies Hairdressers or Hot Food Takeaway will not be permitted.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of a Band E (102) certificate reference: 0472-9450-5938-8516-7155-6425, dated 19th August 2021.

ACCOMMODATION

The building provides the following retail space :-

GROUND FLOOR

Main Retail Area 38.06 square meters 410 square foot

(Retail Area ITZA) (29.88) square meters (321) square foot

Kitchen/Store 10.62 square meters 114 square foot

Total Net Internal Area 48.68 square meters 524 square foot

RENTAL

Rental offers of £12,500 (Twelve Thousand, Five Hundred Pounds) per annum, exclusive, are sought, subject to contract.

VAT

We are advised that VAT is not payable on the rental.

LEASE TERMS

The property is available by way of a new lease of 5 years on full repairing and insuring terms. There will be the option of a break clause at 2 years and no rent reviews.

RATEABLE VALUE

Shop and Premises: £7,900 (1st April 2023).

VIEWINGS

Strictly by appointment only. Contact Marrion & Co Letting Agents on 01922 404446.

