



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

☎ 01527 578820

info@apretail.co.uk  
www.apretail.co.uk

**WALSALL**  
**Unit 36-37**  
**31-33 Old Square Shopping Centre**  
**WS1 1QA**

## SHOP TO LET

### LOCATION

The shop is located at the entrance to the Old Square Shopping Centre opposite to **Asda** and close to **99p Stores and Debenhams**.

### DEMISE

The shop comprises of a ground floor sales area with first floor

### DIMENSIONS

Internal width	30'	3"
Shop depth	55'	9"
Return frontage	33'	0"
Ground floor area	1,533	sq ft
First floor	626	sq ft

### LEASE

Flexible lease terms are available upon terms to be agreed.

### RENT

On application

### SERVICE CHARGE AND INSURANCE

To be confirmed



### RATING ASSESSMENT

Rateable value	£42,750.00	
Rates payable	£20,520.00	(2018-19)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

### LEGAL COSTS

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

### VIEWING

Strictly by appointment:

Adam Perrey, AP Retail Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)

Or

Emel Ahmet, Colliers  
Tel: 0121 265 7555  
Email: [Emel.Ahmet@colliers.com](mailto:Emel.Ahmet@colliers.com)

### ENERGY PERFORMANCE CERTIFICATES

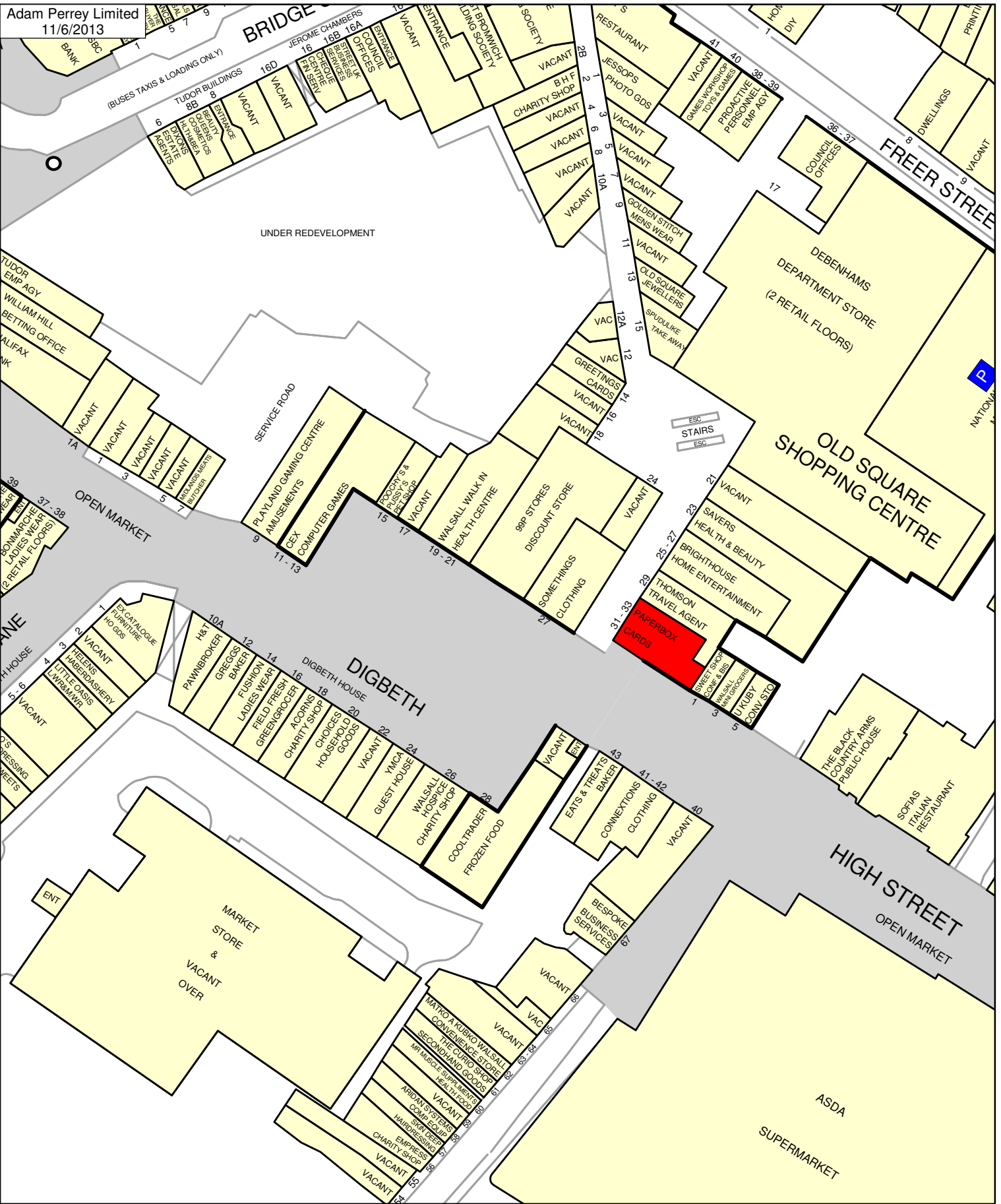
An EPC will be made available to the successful applicant as soon as is practicable.

### All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

**April 2018**

Adam Perrey Limited  
11/6/2013



50 metres

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