



Beech House
16 The Strand
Bromsgrove
B61 8AB

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**WALSALL
VICTORIAN ARCADE
SECOND FLOOR
UNIT 7A
WS1 1RE**

**SECOND FLOOR
SHOWROOM/OFFICES
TO LET**

LOCATION

The accommodation is located within the popular Victorian Arcade and it benefits from its own independent access being close to St Giles Hospice and opposite to the hairdressing salon.

DEMISE

The accommodation comprises of second floor showroom or office with staff facilities and a first floor kitchen.

DIMENSIONS

Second floor showroom/office	2,223 sq ft
First floor kitchen	92 sq ft

LEASE

An effective full repairing and insuring lease will be granted for a duration of 5 years with a Tenant's break clause available at the end of 3rd year on providing 6 months prior written notice.

RENT

£7,250 per annum exclusive

SERVICE CHARGE

To be confirmed

RATING ASSESSMENT

Rateable value	£7,300.00	
Rates payable	£3,504.00	(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

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