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WALSALL VICTORIAN ARCADE UNIT 7 BRADFORD MALL WS1 1RE

PROMINENT SHOP TO LET

LOCATION

The historic Victorian Arcade is located in a prominent position within the town centre of Walsall, adjacent to **The Works** and close to **Leatherworld**. It benefits from a variety of everyday uses which include a coffee shop, hairdressing salon, fashion shop, fishmonger, butcher and fruiterer.

DEMISE

Ground floor shop with staff and storage facilities upon the first floor.

DIMENSIONS

Internal width	14' 4"
Shop depth	33' 3"
Ground floor sales	476 sq ft
First floor	443 sq ft

LEASE

An effective full repairing and insuring lease will be granted for a duration of 10 years with an upward only rent review in 5th year.

RENT

£9,500 per annum exclusive

SERVICE CHARGE

£3,360 exclusive of VAT



RATING ASSESSMENT

Rateable value	£5,800.00	
Rates payable	£2,784.00	(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

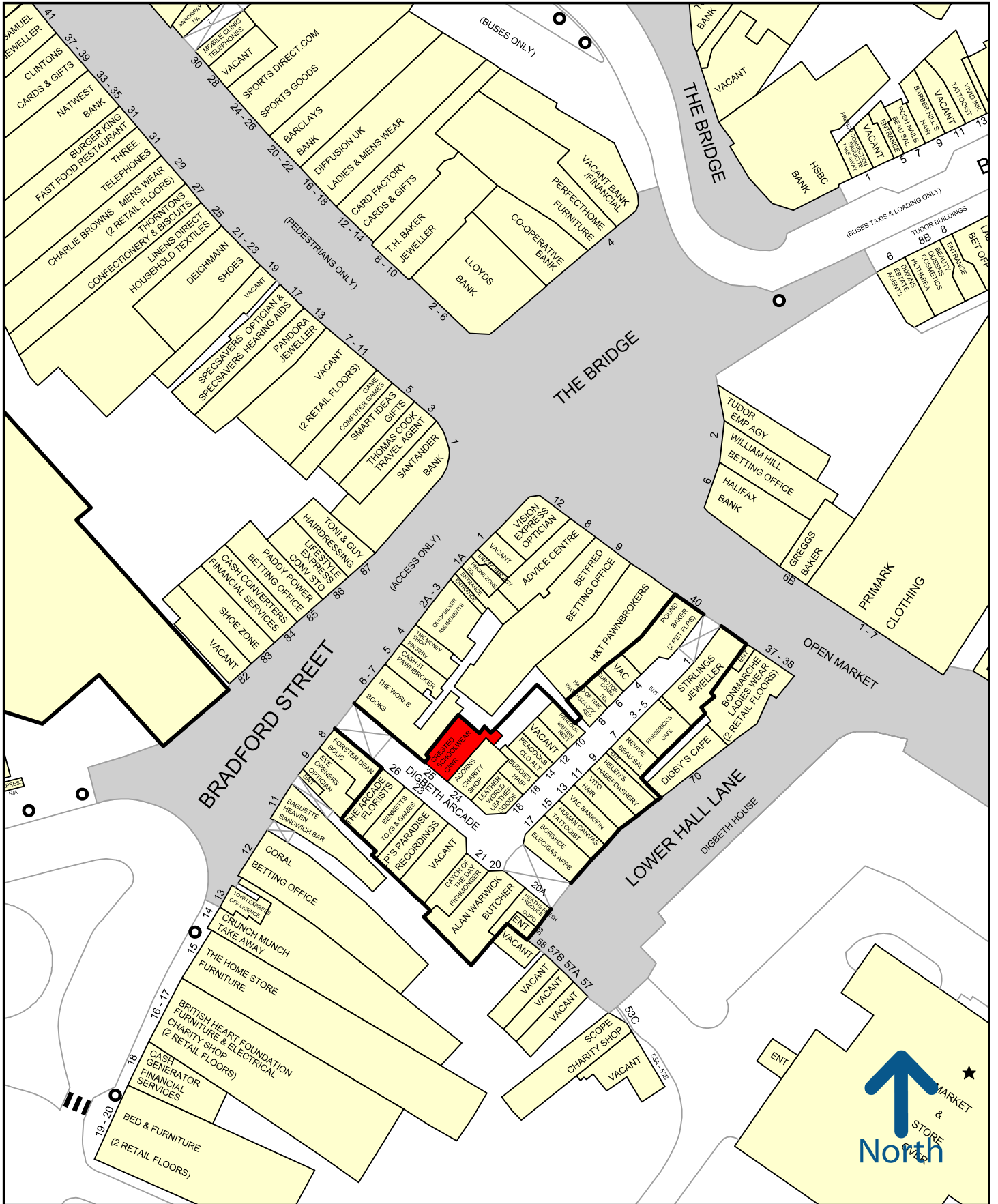
ENERGY PERFORMANCE CERTIFICATES

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



50 metres

Experian Goad Plan Created: 02/05/2017
Created By: Adam Perrey Limited

