



Beech House
16 The Strand
Bromsgrove
B61 8AB

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WALSALL VICTORIAN ARCADE UNIT 3 BRADFORD MALL WS1 1RE

PROMINENT SHOP TO LET

LOCATION

The shop is located in a prominent position, adjacent to **Arcade Florists**, being opposite to **Acorns** and close to **The Works and Borshch Electrical**.

DEMISE

The shop comprises of a ground floor sales area with first floor stores and staff facilities.

DIMENSIONS

Internal width	14' 4"
Depth	44' 9"
Ground floor sales	579 sq ft
First floor stores	253 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 the fifth year.

RENT

£11,950.00 per annum exclusive

SERVICE CHARGE

To be confirmed

INSURANCE

To be confirmed



RATING ASSESSMENT

Rateable value	£7,100.00	
Rates payable	£3,408.00	(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

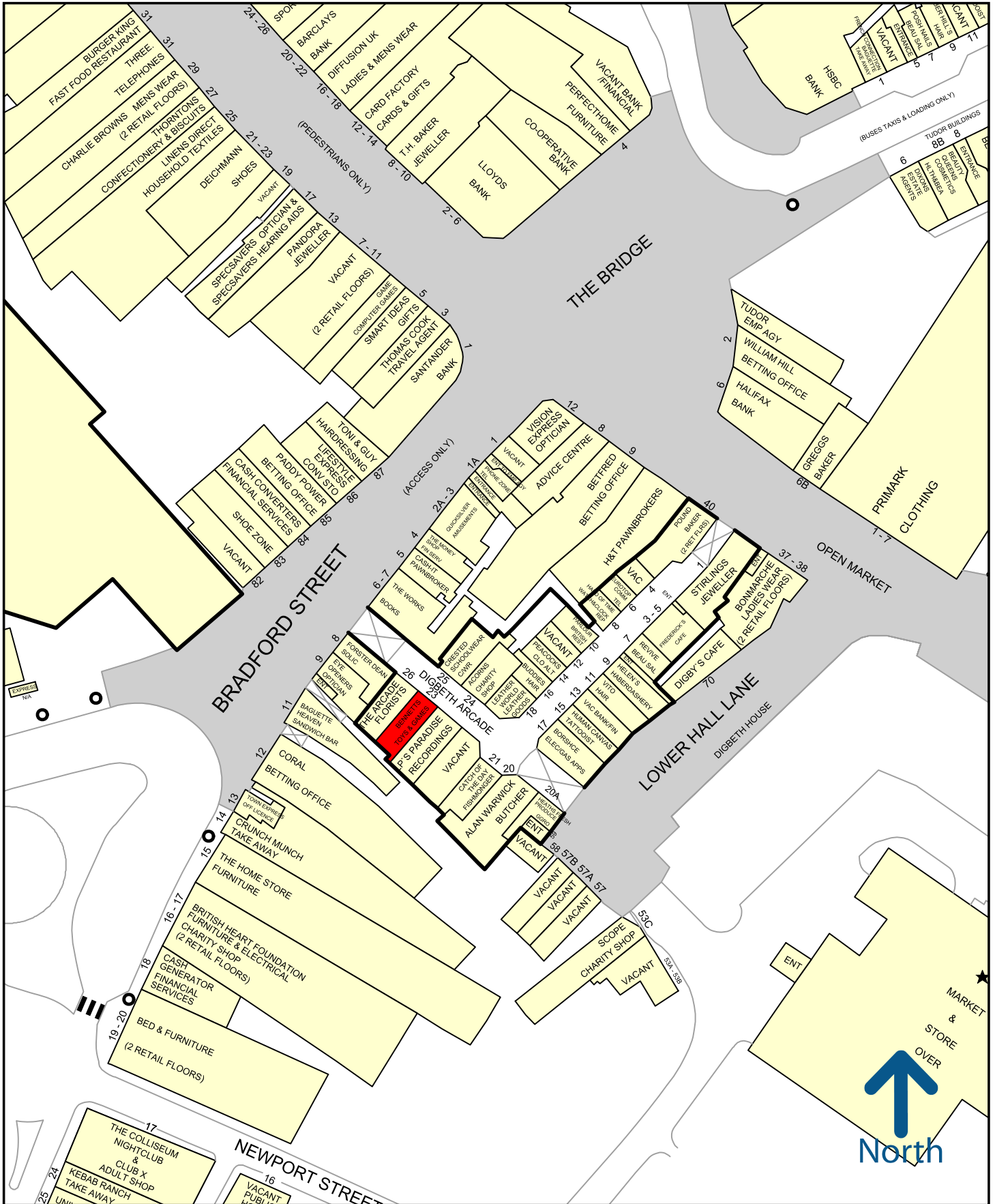
ENERGY PERFORMANCE CERTIFICATES

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: 06/07/2017
Created By: Adam Perrey Limited

