



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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WALSALL VICTORIAN ARCADE UNIT 13 THE ARCADE WS1 1RE

SHOP TO LET

LOCATION

The historic Victorian Arcade is located in a prominent position within the town centre of Walsall. This shop is adjacent to **Human Canvas** and **Vito's** while being opposite to **World of Leather** and **Buddies** with other nearby traders including **Stirlings Jewellers**, **Borshch Electrical**, **Acorns Hospice** and **The Works**.

DEMISE

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

DIMENSIONS

| | |
|------------------------------|-----------|
| Internal width | 12' 9" |
| Shop depth | 39' 3" |
| Ground floor sales | 467 sq ft |
| First floor stores and staff | 416 sq ft |

LEASE

Flexible lease terms will be granted on effective full repairing terms; details upon application.

RENT

£10,950 per annum exclusive

SERVICE CHARGE

£3,548.61 exclusive of VAT.



RATING ASSESSMENT

| | | |
|----------------|-----------|-----------|
| Rateable value | £7,600.00 | |
| Rates payable | £3,648.00 | (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

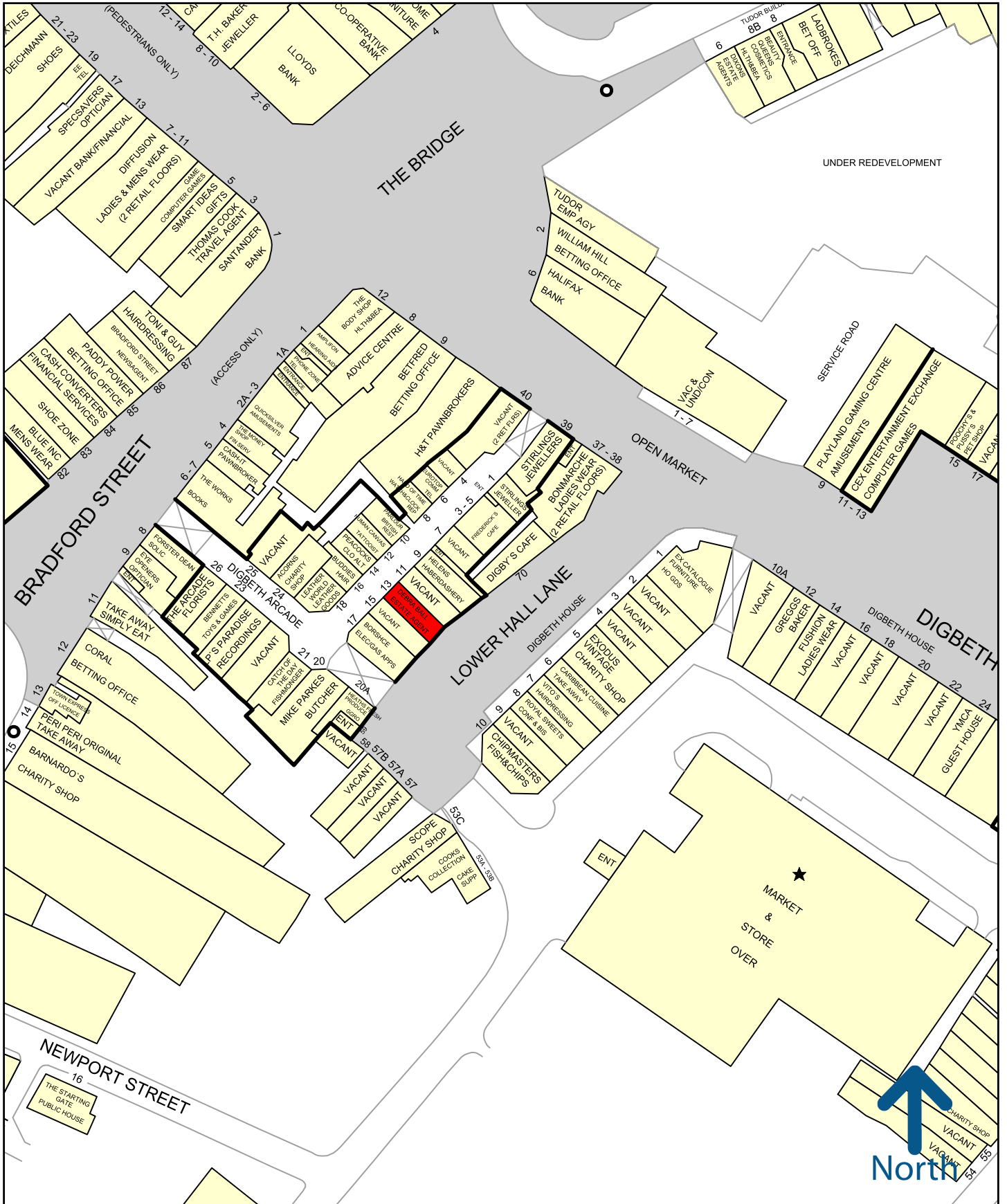
An EPC will be made available to the successful applicant as soon as is practicable.

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



Experian Goad Plan Created: 20/08/2015
 Created By: Adam Perrey Limited

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011