



Beech House
16 The Strand
Bromsgrove
B61 8AB

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**WALSALL
UNIT 4 KINGS COURT
44 BRIDGE STREET
WS1 1JA**

DUE TO RELOCATION

SHOP TO LET

**WITH THE BENEFIT OF
A2 PLANNING CONSENT**

LOCATION

The shop is located in a prominent secondary trading position, being adjacent to **Nails4U**, close to **No1 Pizza** and **Phone Xchange**, and opposite to **Connells Estate Agents**.

DEMISE

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

DIMENSIONS

Internal width	15' 9"
Shop depth	28' 7"
Ground floor sales	323 sq ft
Basement sales	289 sq ft
Basement stores	129 sq ft

LEASE

An effective full repairing and insuring lease will be granted upon the premises for a minimum duration of 5 years.

RENT

£7,950 per annum exclusive

Please note rent payments will be subject to VAT.

SERVICE CHARGE

£1,000 + VAT



RATING ASSESSMENT

Rateable value To be assessed
Rates payable (2023-24)

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 2023