

TO LET

Two ground floor retail units with upper floor storage/ancillary space in a town centre location

Units 2 & 3, The Bridge

Walsall, WS1 1LG

UNITS 2 & 3, THE BRIDGE



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Two ground floor retail units with upper floor storage and ancillary accommodation in Walsall town centre.

- Two ground floor retail units
- Upper floor storage and ancillary
- Town centre location



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Retail units in town centre location

Location

The property is located fronting the main pedestrianised square within the town centre, which provides connections to the main retailing pitches within Walsall, being Park Street, Digbeth (St Martins Quarter) and Bradford Street.

Walsall is the administrative centre of the Metropolitan Borough of Walsall being 10 miles northwest of Birmingham and 7 miles east of Wolverhampton.

The town is very well located in relation to the motorway network being situated at the junction of the M5 and M6 motorways. The towns bus and train stations are in close proximity to the property.

Description

The subject property comprises a striking building which has been currently subdivided to provide ground floor retail units with upper floor storage and ancillary accommodation.

Unit 2 provides a rectangular retail unit with glazed frontage onto The Bridge.

Unit 3 benefits from a wide glazed display frontage to The Bridge.

Accommodation

2	Ground	296.15	3,188
	First	341.45	3,675
	Second	474.49	5,107
Total		1,112.09	11,970

3	Ground	286.00	3,078
	First	274.19	2,951
	Second	284.19	3,059
Total		844.38	9,089

Rent

On application. All subject to contract.

Rents payable quarterly in advance on standard quarter dates.

Tenure

The properties are available by way of a new lease(s) for a term of years to be agreed.

The premises are available on an individual basis or can be combined should an occupier require this.

Business Rates

Unit 2 - Rateable Value £52,500

Unit 3 - Rateable Value £47,500

Planning

Interested parties are advised to contact the local authority planning department for further information on their proposed use.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in a transaction.

EPC

Unit 2 - C

Unit 3 - D

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the lettings.

Anti Money Laundering

The successful tenant(s) will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

Any intending tenant(s) should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with Fisher German or our joint agents Johnson Fellows 0121 643 9337.

UNITS 2 & 3, THE BRIDGE



Licence Number - 100022432 - Not to Scale



Approximate Travel Distances



Locations

- Wolverhampton - 7.1 miles
- Birmingham - 11.6 miles
- Junction 10 M6 - 2 miles



Nearest Station

- Walsall - 0.2 miles



Nearest Airport

- Birmingham Int - 19.7 miles



Please Note

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