

# PRIME LARGE SHOP TO LET

Unit 8, St Matthews Quarter  
Digbeth, Walsall, WS1 1PU

\*\*SUBJECT TO VP\*\*



## Location

Walsall is a market town and administrative centre of the Metropolitan Borough of Walsall, in the West Midlands, the towns built-up area has a population of 67,500 with the wider borough and catchment having a population of 269,000. Located 9 miles north-west of Birmingham, 7 miles east of Wolverhampton and 9 miles south-west of Lichfield.

## Description

The subject property occupies a prime, prominent corner retailing location in Walsall town centre opposite Primark. Adjacent retailers include Savers, My Dentist, B&M, The Entertainer and Little Hooligans. The large ADSA superstore and car park is located directly west of St Matthews Quarter.

The property is fitted and ready for occupation from Q4 2025.

## Accommodation

The premises comprises of the following approximate floor area:

Unit 8 St Matthews	sq m	sq ft
Ground Floor	799.03	8,601

## Tenure

The accommodation is available by way of new effectively full repairing and insuring lease on terms to be agreed.

## VAT

VAT is applicable.

## EPC

A copy of the EPC is available upon request.

## Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

## Rent

### On Application

### Service Charge

There is an annual variable service charge of **£5,680.73 + VAT (2025)**.

### Insurance

There is an annual insurance charge of **£1,612.45 + VAT (2025)**.

### Business Rates

**RV £70,000 (2023)**

Qualifying businesses may benefit from up to 40% rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

### Planning

We understand the unit benefits from E Class planning use.

### Viewings

Strictly by appointment with the sole retained agents Creative Retail.

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Creative Retail

