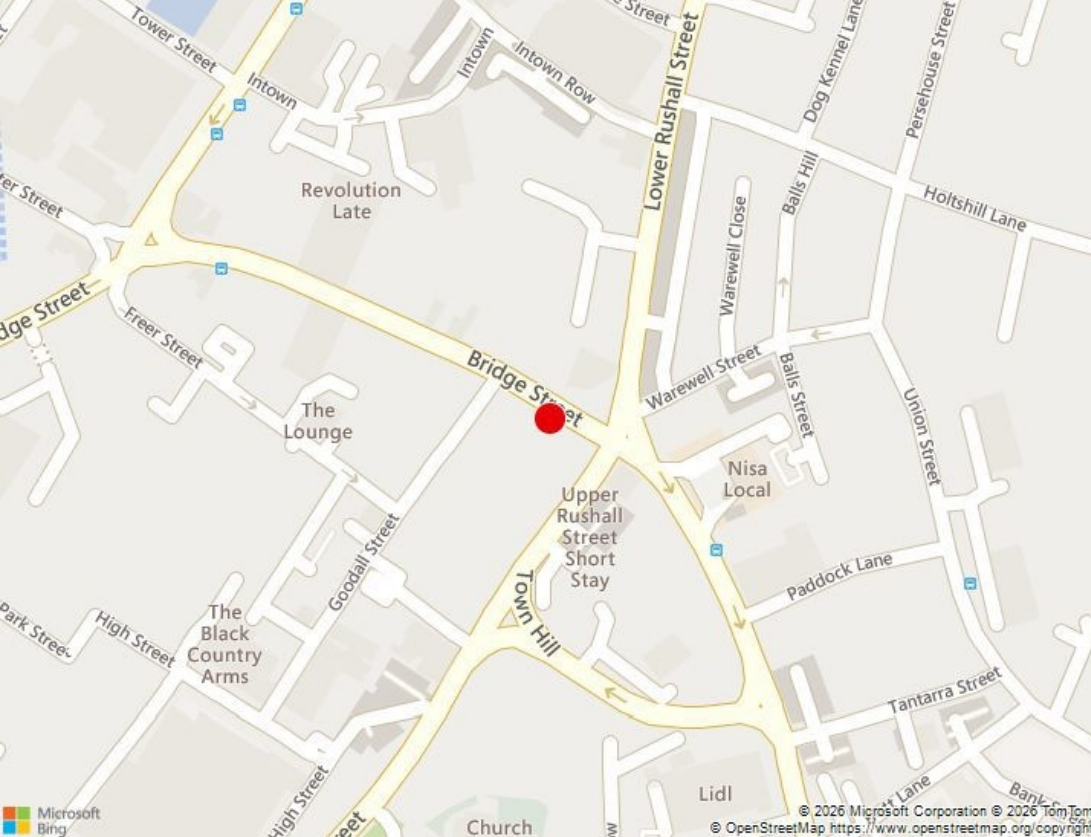


RETAIL UNIT TO LET

62 Bridge Street, Walsall, West Midlands, WS1 1JG

584 SqFt (54.25 SqM) | £13,000 per annum exclusive





KEY FEATURES

- Self-contained retail unit
- Prominent edge of town location
- Refurbished units
- Available immediately
- Rear loading / unloading

LOCATION

The premises are prominently situated on Bridge Street, at its junction with Upper Rushall Street and Ablewell Street, within walking distance of Walsall town centre.

The nearby Walsall ring road provides access to major arterial routes which lead in and out of the town centre, providing access to Junctions 7, 9 and 10 of the M6 motorway.

Notable retailers within close proximity include Lidl, who are situated on Ablewell Street and Morrisons on Lower Rushall Street.

DESCRIPTION

The premises provide a self-contained retail unit, benefitting from modern shop front, suspended ceiling with recessed LED lighting, together with WC to the rear. The premises have previously been used as a hot food take away and currently includes an extractor hood (not tested). The premises would be considered suitable for this or other retail uses. Access off Goodhall Street for rear loading / unloading.



Area	SqFt	SqM
Ground Floor Sales	522	48.49
Ancillary & WC	62	5.76
Total Floor Area	584	54.25

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TERMS

The property is available by way of a new 5 year lease or multiples thereof on an effectively full repairing and insuring lease.

ASKING RENT

£13,000 per annum exclusive

SERVICE CHARGE

A service charge is payable for external repair and maintenance, which is currently in the region of £300 plus VAT per quarter. In addition, building insurance is charged at £490 per annum.

EPC

Energy Performance Rating c-51. Certificate available on request.

BUSINESS RATES

Rateable Value £8300. Businesses may benefit from 100% business rate relief on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

62 Bridge Street, Walsall



Not to Scale. Produced by The Plan Portal 2026 For Illustrative Purposes Only.

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