

Unit 4 - 5 Old Square Shopping Centre,
High Street, Walsall
WS1 1PY

Available To Let



KEY FEATURES:

- Prominent Town Centre Location
- Double Fully Glazed Retail Frontage
- Medical Grade Treatment Rooms
- Electric Roller Shutter
- 3,675 Square Feet
- 24 Hour Security

DESCRIPTION

Located in a prime town centre location, this former NHS clinic is an excellent opportunity for medical, dental, and optometrist use alongside other commercial uses. With a ground and part first floor, Units 4-5 offer multiple medical-grade treatment rooms, a spacious reception, and a waiting area.

The property is well-equipped with essential facilities including disabled toilets, a stock room, and a staff shower room. The property also benefits from a fully glazed shopfront, an electric shutter, is fully air-conditioned and heated, and has security alarms for safety.

LOCATION

Units 4-5 benefit from an excellent high street location, perfectly positioned with the main entrance directly facing the market square, ensuring maximum visibility and foot traffic. The property is also within close proximity to the Old Square Shopping Centre. Nearby occupiers include Asda, Primark, and B&M.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



TRANSPORT LINKS AND ACCESS

Located in the Walsall town center, the property is conveniently situated approximately 5km (3 miles) away from Junction 9 and Junction 10 of the M6 motorway. This makes it easily accessible by car for those traveling from the motorway.

For visitors arriving by car, there are approximately 500 car parking spaces available at the NCP car park on Freer Street, which is connected to the Old Square Shopping Centre.

Walsall Railway Station is located at the rear of the Saddlers Centre, which is just a short walk from the Old Square Shopping Centre. This close proximity to the railway station makes it convenient for commuters and visitors using train services to reach the property easily.

ASKING RENT

£1,733 Per Calendar Month (£20,800 Per Annum)

TERMS

The property is offered for Leasehold.

OUTGOINGS

Interested parties should check the Rateable Value with the local authority Walsall Metropolitan Borough Council.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

VIEWINGS

Strictly by prior appointment through Agents - AE Commercial

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Disclaimer - Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

