



JOHNSON FELLOWS

CHARTERED SURVEYORS

Walsall, Units 2 & 3 The Bridge, WS1 1LG

Retail Premises – Leasehold – Potential Rent Incentives



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 1 comprises a ground floor retail unit with office/ancillary accommodation on the first floor. 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

Unit 2

Retail Sales	271.25 sqm	2,920 sq ft
Rear Ancillary	24.9 sqm	268 sq ft
First Floor	75.78 sqm	816 sq ft

Unit 3

Retail Sales	266.1 sqm	2,864 sq ft
Rear Ancillary	19.9 sqm	214 sq ft
First Floor	168.9 sqm	1,818 sq ft



RENT

Unit 2 - £55,000 per annum exclusive

Unit 3 - £49,500 per annum exclusive

Rents payable quarterly in advance on the standard quarter dates.

Subject to a 5-year minimum term (no break/covenant strength of the Tenant).

TENURE

The property is 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.

RATES

The information supplied by the Valuation Office Agency is as follows:

Unit 2	£52,500
Unit 3	£47,500

Interested parties are advised to make their own enquiries with the local authority.

PLANNING

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

EPC

Unit 2 – C64

Unit 3 – D89

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

The property is available immediately upon completion of legal formalities.

VIEWING

All viewings by prior appointment through this office.

CONTACT

Mark Fitzpatrick

Email: mark.fitzpatrick@johnsonfellows.co.uk

Or via joint agents Fisher German

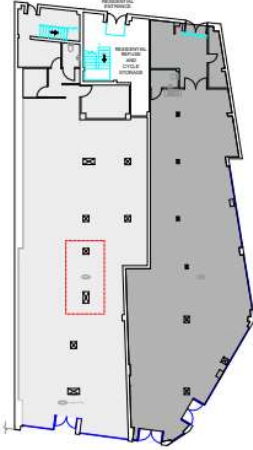
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CHARTERED SURVEYORS

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Proposed Ground Floor 1:200



Proposed First Floor 1:200



Proposed Second Floor 1:200

- Unit 2 - Total Retail Area 730 sq m
- Unit 3 - Total Retail Area 269 sq m
- Flats 1 + 7 = 48 sq m (1 bed)
- Flats 2 + 8 = 50 sq m (1 bed)
- Flats 3 + 9 = 55 sq m (1 bed)
- Flats 4 + 10 = 66 sq m (2 bed)
- Flats 5 + 11 = 77 sq m (2 bed)
- Flats 6 + 12 = 55 sq m (1 bed)
- Flat 13 = 66 sq m (1 bed)

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CHARTER HOUSE, 165 NEWALL STREET
SHEFFIELD S1 1TU
Telephone 0114 683377 Fax 0114 683667

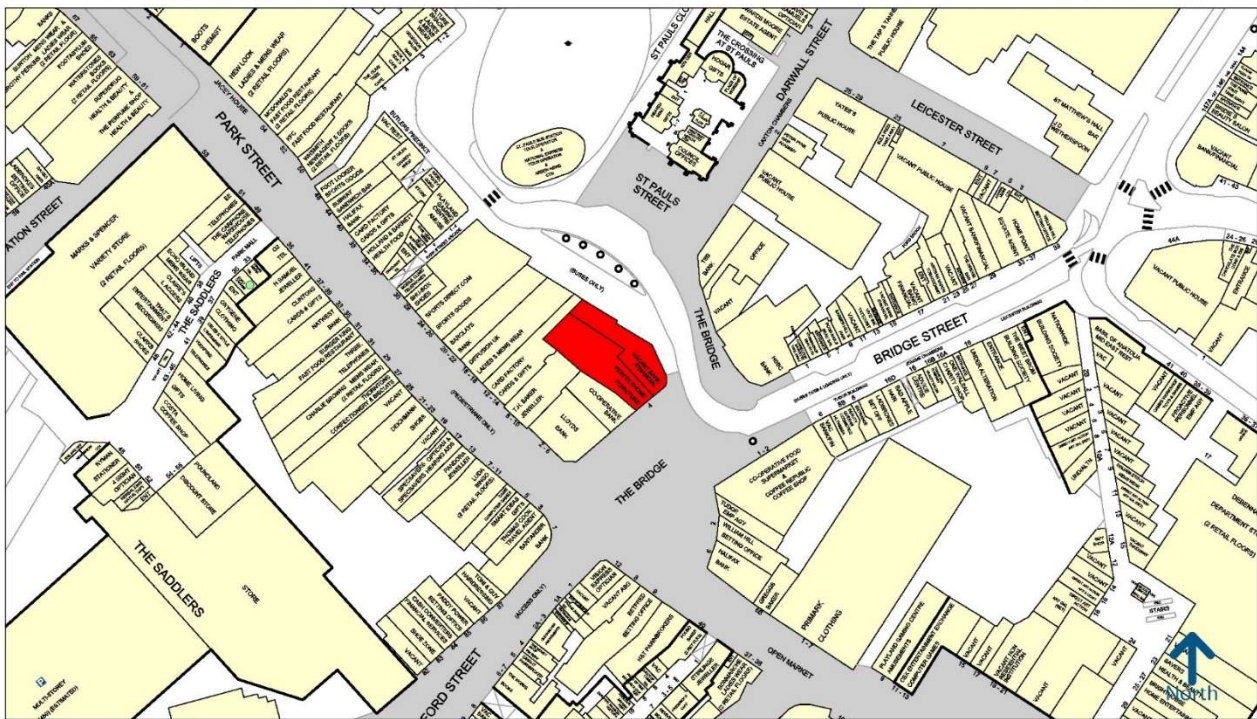
DATE: -
BY: HBC

PROJECT: 2-3 Bridge Street, Sheffield

DRAWING NO: Proposed Floor Plans

SCALE: 1:500 (BA2) DRAWN BY: JVB DATE: November 2021 CHECKED BY: -

PROJECT NO: H137.1 DRAWING NO: 003



50 metres

Experian Goad Plan Created: 22/01/2019
Created By: Johnson Fellows

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