



Former BHS Store, 71-75 Park Street, Walsall, WS1 1NW

Property Summary

- Prominent high footfall location
- Large versatile commercial space
- Accommodation can be split

For enquiries please call or email:

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Location

Located within the metropolitan borough of Walsall with a population of 286,000. The premises is situated in a prime position on Park Street, Walsall's main pedestrianised retail thoroughfare, this corner plot premises benefits from high footfall and strong visibility. The surrounding area comprises of a mix of national retailers, independent businesses, leisure operators and residential apartments making it an attractive commercial destination. Notable nearby operators consist of: Poundland, Superdrug and Boots. The property is well-connected via public transport and offers easy access to major road networks such as the M6 and M5.

Description

A substantial c.36,000 sq ft commercial property arranged over two floors, this former BHS department store provides highly versatile space suitable for a range of uses which can be split.

The ground floor is currently partially let (approximately half of the ground floor) to multiple small retailers on licence agreements, generating an annual income of c. £114,000. The property benefits from 5m eaves height on both ground and first floors, allowing for various fit-out options. The premises comes with 6 dedicated parking spaces, with additional spaces available from 2026.

Tenure

The property is available on multiple bases:

1. Income-Generating Headlease: Available on a Full Repairing and Insuring (FRI) lease for the whole premises.
2. Leasehold Options: The unit can be split into smaller spaces based on demand, providing flexibility for incoming tenants.
3. Freehold Sale: The freehold is also available for purchase, with rent and asking price available upon application (POA).

Rent/Price

Rent/price on application (POA) – depending on use tenure and size.

Potential Uses

The versatility of this property makes it suitable for a variety of uses, subject to planning:

- Retail: Department store, supermarket, or discount retailer.
- Leisure & Entertainment: Gym, bowling alley, escape rooms, virtual reality gaming, or soft play center.
- Food & Beverage: Food hall, large restaurant, buffet, or indoor market.
- Office & Business Hub: Call center, co-working space, or corporate headquarters.
- Education & Training: College, tuition center, or vocational training institute.
- Storage & Distribution: E-commerce fulfillment hub, self-storage facility, or trade counter.

Business Rates

Prospective tenants should make their own enquiries with Walsall Council to determine their specific liability.

EPC

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Legal Costs

Each party is to bear their own legal and professional costs incurred.

VAT

The property is elected for VAT and all figures quoted are exclusive of VAT which will be payable at the prevailing rate.

Anti Money Laundering Regulations

We will require two forms of ID from the purchasers/lessees of the property along with confirmation of the source of funds.

