



FOR SALE

1080 Sq. Ft (approx.)

Location:

Situated in the Heart of Walsall on one of the busiest High Streets In the Midlands, With superb access to the Rail and Motorway networks

Nearby & Opposite Occupiers

- Saddlers Centre Shopping (over 32 stores)
- McDonalds
- Sports Direct
- Charlie Browns
- Primark
- Bon Marché
- New Look
- Boots
- SuperDrug

Office / Retail HIGHSTREET

No: 27
(Formerly Thornton's)
Park Street
Walsall, WS1 1LY

Description:

The property comprises ground floor area leading back to the service yard with access for loading and unloading between 6:00 am and 21:00 hrs.

The property has been excessively renovated throughout and freshly decorated.

Highlights:

- Refurbished.
- Shell condition.
- Capped off services.
- Available immediately.
- High footfall.
- High Street frontage.
- Service Yard Loading 6:00 – 21:00

KEY INFORMATION

FREEHOLD:

OFFERS IN EXCESS OF £ 280,000.00

Rates:

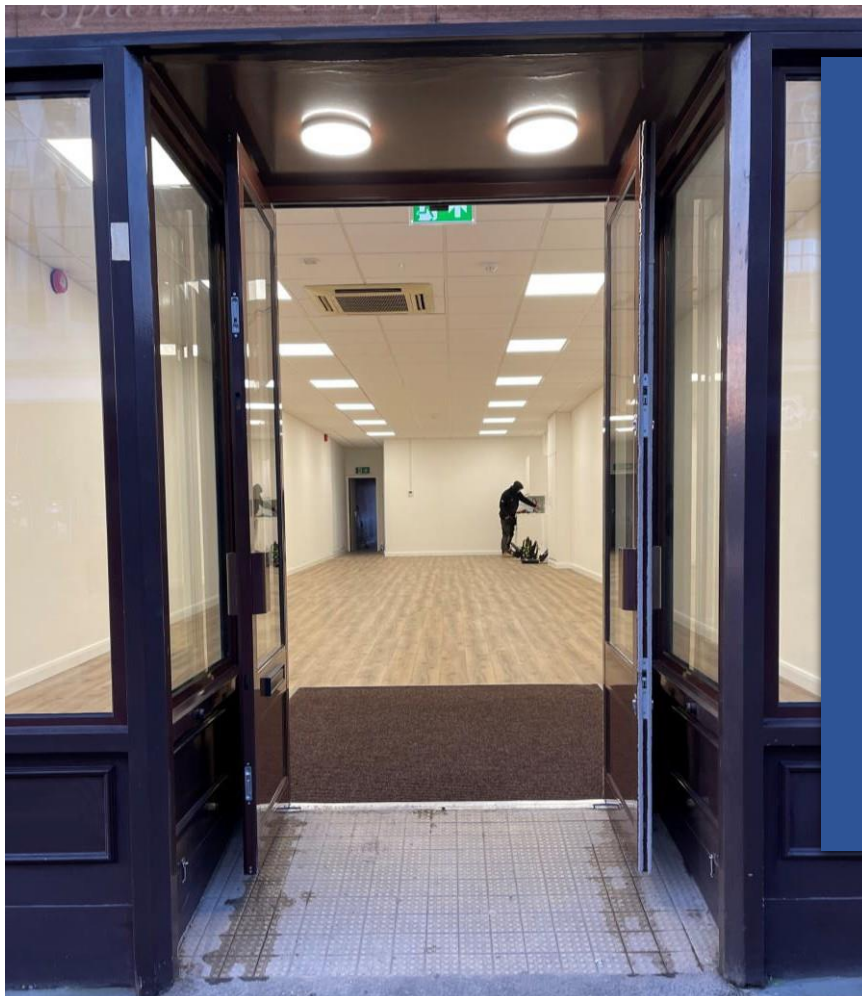
Interested parties should make their own enquiries to the Valuation Office Agency.

Use:

A1, A2, A3, A4, E

EPC:

Energy Rating D.



Contact:

t: 01902 366333

m: 07977591385

e: info@mdllettings.com

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:

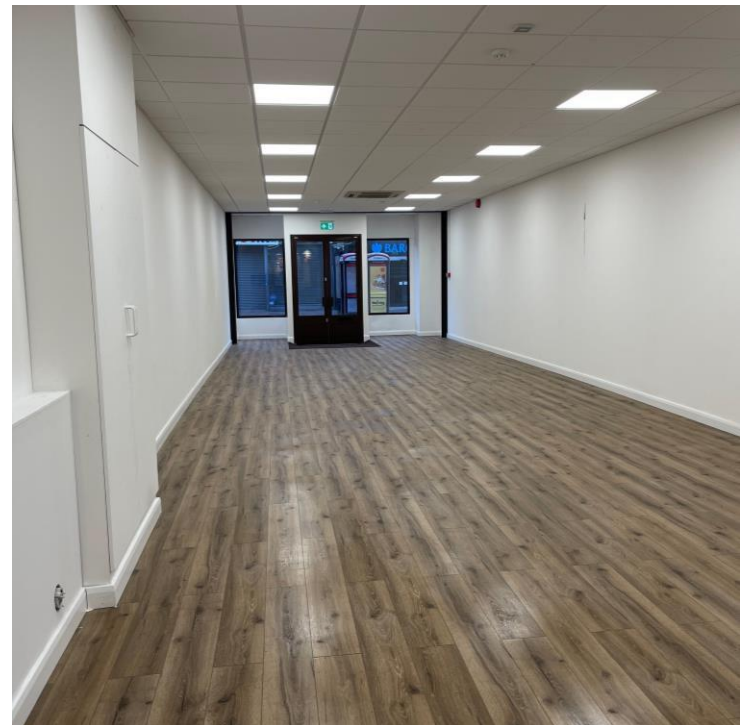
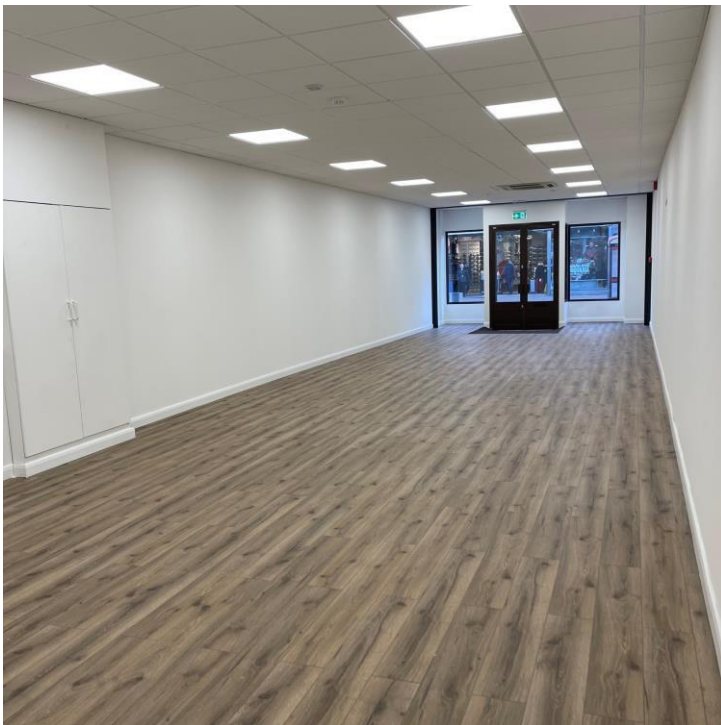
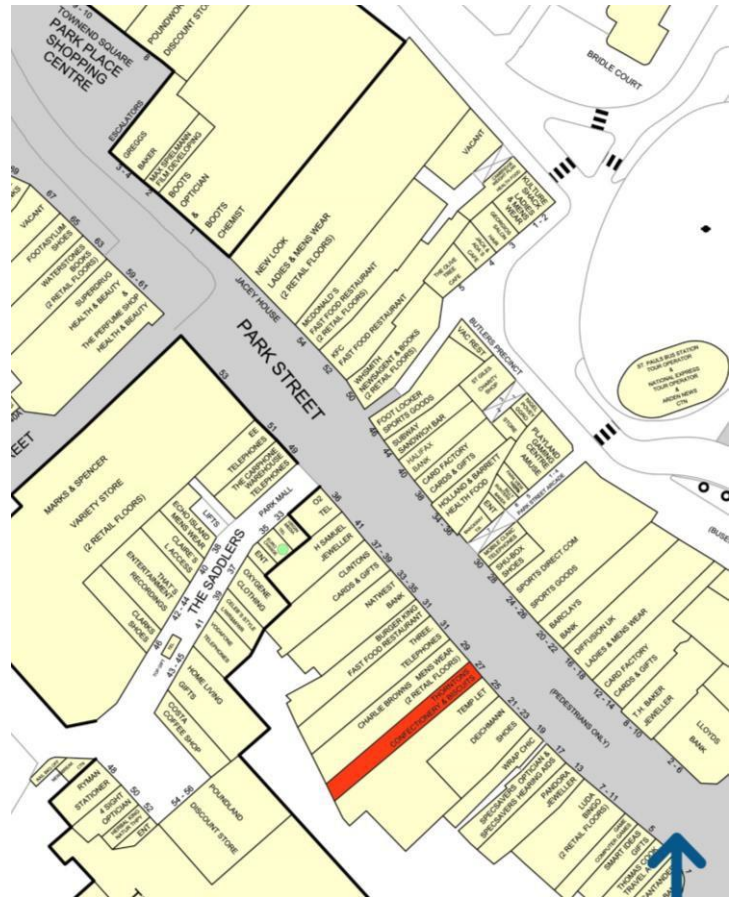
Each party will be responsible for their own legal costs incurred in the transaction.

VAT:

We are advised that VAT is applicable & payable in addition to the quoted rent.

SERVICE CHARGE:

The ingoing tenant will be responsible for a service charge and will contribute towards the building insurance through a set premium.



01902 366 333 (Enquiries)



info@mdllettings.com



01902 366 333 (Book Viewing)



MDL Lettings, WV11 3DU



07977 591 385 (Further Information)



www.mdlettings.com

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