

FOR SALE / To Let

12,000 - 36,000 Sq. Ft

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

FOR SALE / TO LET

FROM £ 2.50 Sq/Ft

No: 71-75

(Formerly BHS)

Park Street

Walsall, WS1 1NW

Description:

The property comprises a ground floor area leading back to the service yard with access to own private car park, loading/unloading bays and fire exits.

The property is available on a vacant shell basis. Can be redeveloped by the tenant to own specification.

Highlights:

- Freehold, Incredible Investment Opportunity.
- Incredible Development Opportunity.
- Built for BHS To High Standards.
- Shell condition.
- Capped off services.
- Available immediately.
- High footfall.
- High Street frontage.
- Service Yard, Car Parking & Loading Bay

KEY INFORMATION

Terms:

The property is available on a new full repairing and insuring lease for a term of years to be agreed. *The Freehold is also available to acquire available in sections or as a whole (Contact the agents for further details)*

Rent:

From £ 2.50 - £ 4.50 sq/ft.

Rates:

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

Use:

A1, A2, A3, A4, E Etc.

EPC:

Energy Rating D.



Contact:

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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:

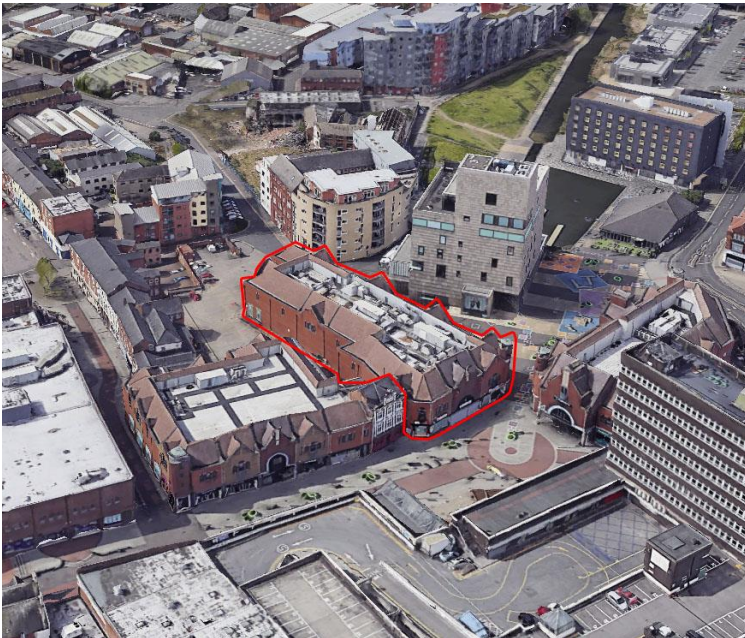
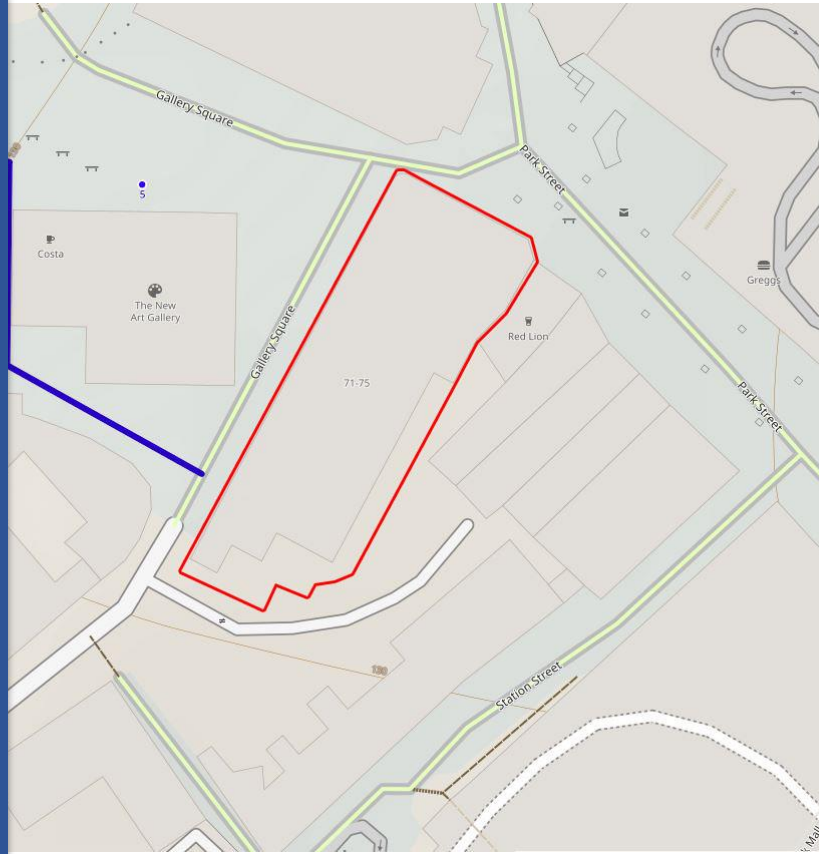
Each party will be responsible for their own legal costs incurred in the transaction.

VAT:

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

SERVICE CHARGE:

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



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07977 591 385 (Further Information)



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www.mdllettings.com

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