

# Retail unit to let / freehold investment for sale.

Walsall Wood, Unit 7 Lichfield Centre.

WS9 9JD.



Prominent corner position on busy crossroads

Onsite car parking

Freehold investment available

## Contact.

### Simon Horner

simon.horner@gcw.co.uk

020 7647 4807

### Chris Harris

chris.harris@gcw.co.uk

020 7647 4823

## Location.

The property occupy a prime corner location. Other nearby retailers include KFC, Co-op, and Better Gym

## Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	10.50 m	34 ft 5 in
Net Frontage	10.00 m	32 ft 10 in
Internal Width	10.40 m	34 ft 2 in
<hr/>		
Ground Floor Sales	296.67 sq m	3,190 sq ft
Ground Floor Ancillary	141.36 sq m	1,520 sq ft
Ground Floor Office	6.51 sq m	70 sq ft
Bake Off Area	10.41 sq m	112 sq ft

## Rent.

£35,000 pa

## Business Rates.

Rateable Value £33,000

UBR (2020/21) 49.9p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 01922 650000

## Lease Terms.

The premises are available by way of a new lease to be agreed subject to 5 yearly upward only rent reviews.

## Energy Performance Certificate.

Band C

## Legal Costs.

Each party to be responsible for their own costs.

## Investment Sale.

Our client is prepared to consider offers for the investment sale of the entire freehold. Details of rental income available upon request.

## Subject to Contract.

October 2019

**Walsall Wood, Unit 7 Lichfield Centre.  
WS9 9JD.**



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 30 City Road, London EC1Y 2AB. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 30 City Road, London EC1Y 2AB.