

Retail unit to let / freehold investment for sale.

Walsall Wood, Units 5/6.

WS9 9JD.



Prominent corner position on busy crossroads.

Onsite car parking.

Freehold investment available.

Contact.

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Location.

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

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	25.7 m	84 ft 4 in
Internal Width	19.90 m	65 ft 3 in
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Ground Floor Sales	644.52 sq m	6,935 sq ft
First Floor Sales	157.43 sq m	1,694 sq ft

Business Rates.

Rateable Value £42,750

UBR (2021/22) 49.9p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 01922 650000.

Rent.

£55,000 pa.

Lease Terms.

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

Timing.

Available immediately.

Energy Performance Certificate.

Band D. Report available upon request.

Legal Costs.

Each party to be responsible for their own costs.

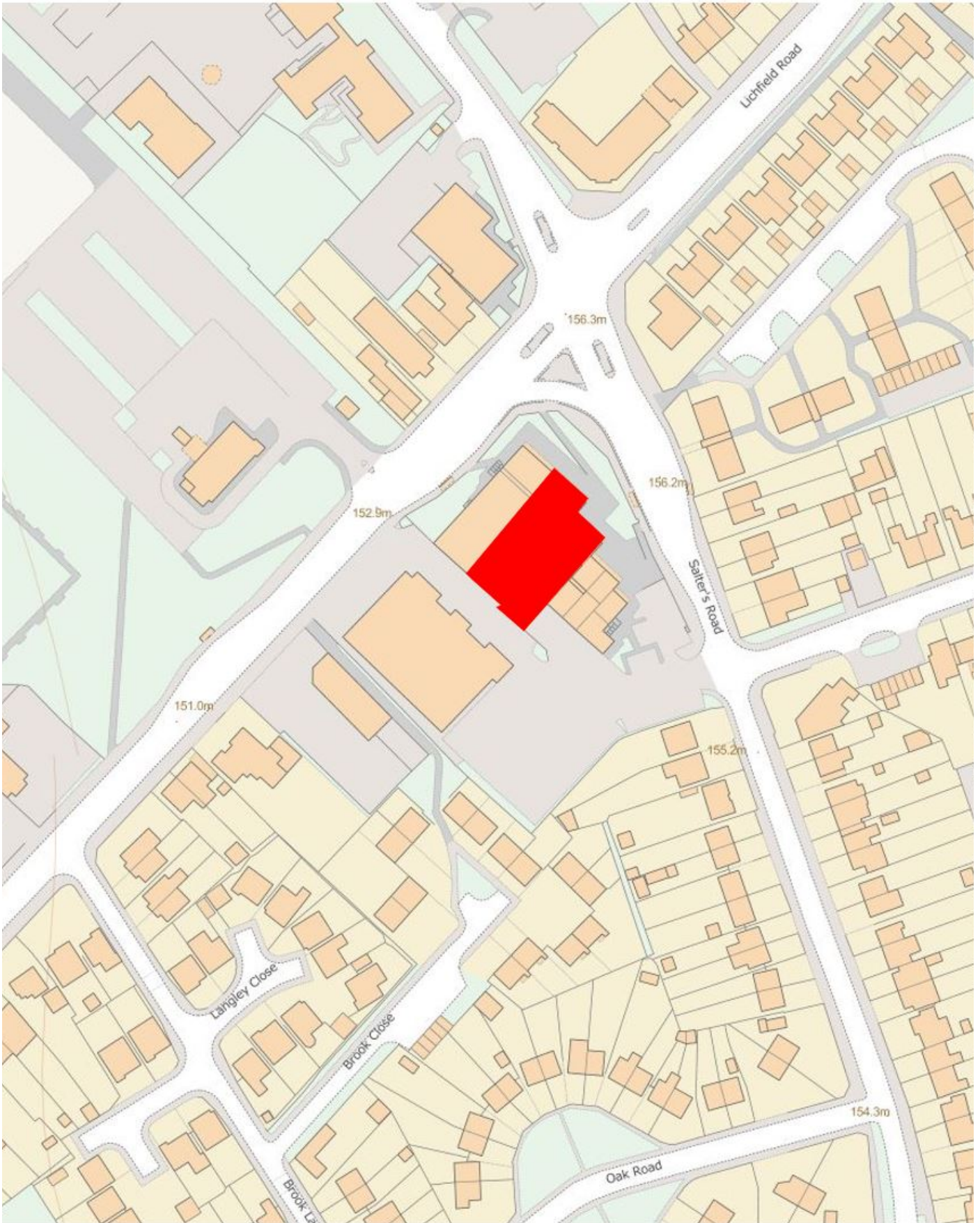
Investment Sale.

Our client is prepared to consider offers for the investment sale of the freehold.

Subject to Contract.

April 2021

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