

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
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 £47,000

UBR (2024/25) 49.9p

Interested parties are advised to make their own enquiries with 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.

March 2024

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