

BOND WOLFE

Prime Retail Premises To Let



86 Bradford Street , Walsall WS1 1NU

- ◇ *Situated in prime retail location.*
- ◇ *Close to numerous national retailers.*
- ◇ *Total area—1,991 sq ft.*
- ◇ *Ground Floor—1,042 sq ft.*

LOCATION

The property is situated in the prime retail centre of Walsall town centre. Bradford Street sits directly adjacent to the Saddlers Shopping Centre and footfall along Bradford Street is further increased by the bus station, taxi rank and car park. The property is located close to numerous national operators, including Lloyds Bank, Primark, Sports Direct and sits in between Paddy Power and Toni & Guy hair salon. Further, the newly developed St Matthews Quarter is situated opposite Primark, and has created increased footfall at the southern end of the town centre.

DESCRIPTION

The property comprises a highly prominent mid terrace two story retail premises, totalling 1,991 square feet over ground and first floors. The ground floor comprises a retail shop (last occupied as a newsagents) with ancillary accommodation to the first floor.

Total net internal area	1,991 sq ft
ITZA	862 sq ft
Ground Floor	1,042 sq ft
First Floor	949 sq ft

BUSINESS RATES

We have been advised that the current rating assessment is:

Rateable value : £42,250

We recommend that interested parties should make their own enquiries with the local authority.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. The quoting rent is £35,000 per annum exclusive.

SERVICE CHARGE

The tenants will be responsible for a service charge and buildings insurance contribution towards the cost of services provided by the landlord.

VAT

We are advised that VAT is payable on rent & service charge at the prevailing rate. Prospective tenants should verify this before proceeding.

MONEY LAUNDERING

In accordance with money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful tenant.

RETAILING IN WALSALL

Walsall serves an extensive primary retail catchment areas and the town benefits from a strong retail offer within a relatively compact central retail area. Prime retail is focused along Park Street which is the principal pedestrianised high street and home to multiple national retailers including M&S, Boots, Deichmann, Sports Direct, New Look and Primark.

There are two shopping centres within the town centre; The Saddlers Centre and Old Square Shopping Centre. The Saddlers Centre, which was acquired by Walsall Council in August 2017, is a covered scheme totalling 193,000 sq. ft. and is arranged over two floors and anchored by Marks & Spencer and TJ Hughes. Old Square Shopping Centre is anchored by Debenhams and comprises 140,000 sq. ft. of retail accommodation. Following some significant redevelopment, a new 44,000 sq. ft. Primark opened in 2015.

The schemes provide the main town centre parking.

Saddlers Centre	480 spaces
Old Square Centre	400 spaces
St Matthews Quarter	1,000 spaces

FURTHER INFORMATION & VIEWINGS

BOND WOLFE

Contact: James Mattin

Tel: 0121 524 1172

Email: jamesmattin@bond-wolfe.com