

BOND WOLFE

Refurbished Retail Unit To Let



Unit 1, 7-19 Leicester Street, Walsall, WS1 1PT

- Former nightclub converted into retail units
- Prominent Town Centre location
- Suitable for a variety of uses (Subject to Planning Consent).

DESCRIPTION

Built around the late 1800s, this grade II listed property is of brick construction with a single storey rear extension with a part glazed roof. The former Hogshead public house has been converted into separate units.

Unit 1

An L shaped Unit of 1,055 sq.ft. The unit has an open plan trading area with a single WC & Storage Cupboard.

LEASE TERMS

The retail unit is being offered on flexible lease terms for a period to be agreed, at a quoting rent of £15,000 per annum plus VAT.

VAT

All prices and figures are quoted exclusive of any VAT that may be applicable.

LOCATION & SITUATION

The unit is located in Walsall town centre within the existing licensed circuit with well known drinking establishments close by including The Registry (Formerly Yates) JD Wetherspoon's and the Tap and Tanner. It is also within close walking distance to the main High Street and Walsall Bus Terminal.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful Tenant

EPC

Available upon request.

BUSINESS RATES

We recommend that interested parties should make their own enquiries in regards reassessment with Walsall Council on 01922 650000 .



FURTHER INFORMATION & VIEWINGS

BOND WOLFE

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