



**ROB ALSTON**  
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**PRIME SHOP  
UNIT TO LET**

## WALSALL

67 PARK STREET, WS1 1LY.

### LOCATION

Walsall is one of the principal commercial centres within the West Midlands and is located approximately 10 miles north west of Birmingham, and 8 miles east of Wolverhampton.

The town has a resident population of approximately 171,000 and also has excellent road communications being only 4 miles from the M5/M6 motorway intersection.

### DESCRIPTION

The property comprises a good sized modern retail unit with storage/staff accommodation at first floor level.

The property is situated in a busy Pedestrianized trading location adjoining **Footasylum** and other nearby occupiers include **Waterstones, New Look, Greggs, Poundland, Boots, Wilko, Superdrug** etc.

### ACCOMMODATION

Ground Sales Area	Floor	2,784 sq ft	258.6 sq m
First Sales/Staff/Store	Floor	2,798 sq ft	259.9 sq m

### RENT

**£50,000 per annum** exclusive.

### LEASE

The property is available by way of a new 10 year full repairing and insuring lease with a 5 year rent reviews.

### RATING/SERVICE CHARGE

Rateable Value (2023)	£56,000
Interested parties are advised to make their own enquiries regarding rates payable for 2024/5. Tel: 01922 650000	
Service Charge	£3,445.00 per annum

### VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or joint agent Jackson Criss – **ADAM RAWCLIFFE** (020 7637 7100)

### EPC

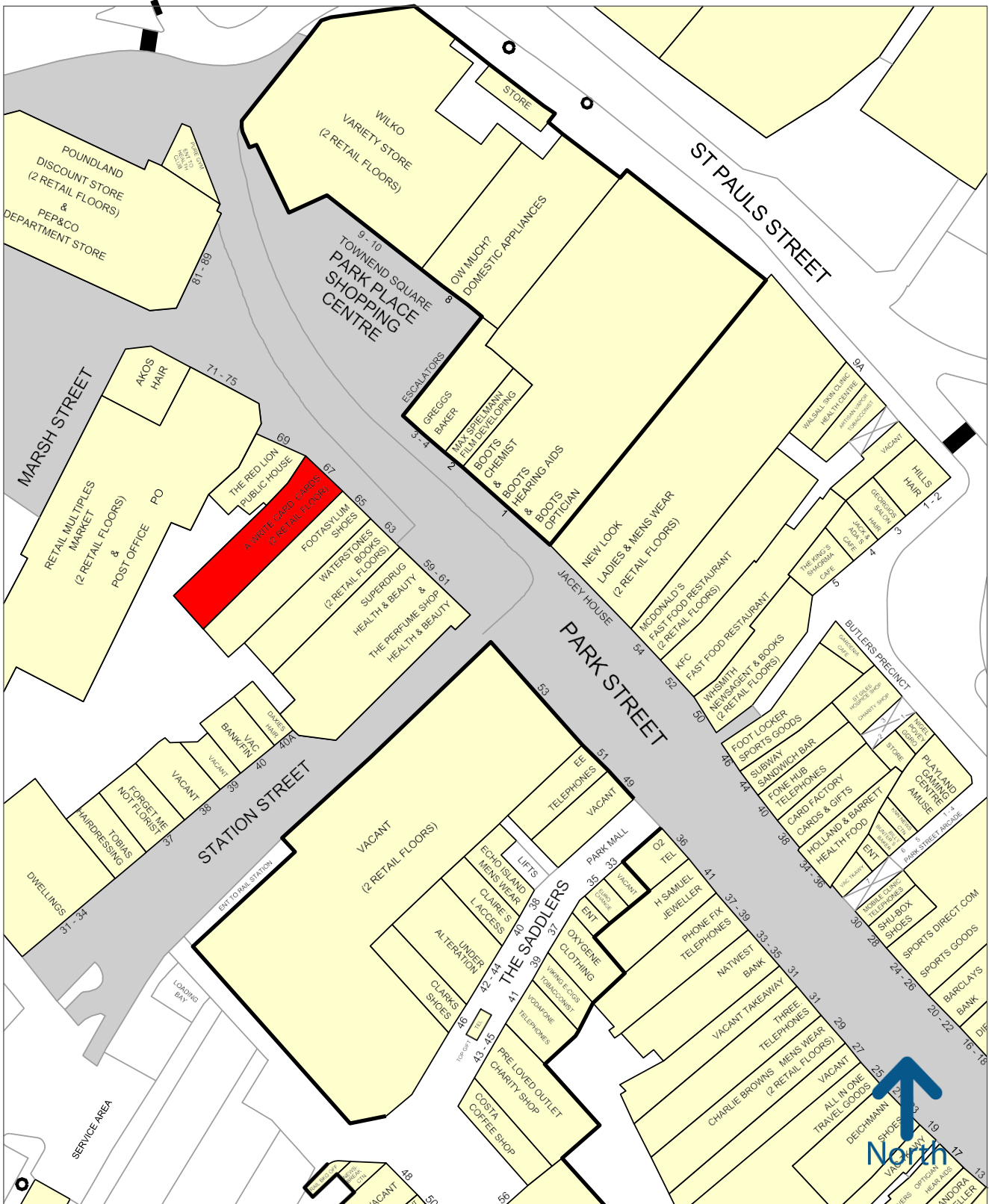
A copy of the Energy Performance Certificate is available on request

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