

TO LET



GROUND FLOOR PREMISES 52 PARK STREET, WALSALL, WS11NG



LOCATION

The premises are located in a prime trading location within Walsall town centre on the pedestrianised Park Street opposite the entrance to the Saddlers Shopping Centre. The property is adjacent to **WH Smith and McDonalds**, and close to **New Look, Boots, Superdrug** etc.

DESCRIPTION

The premises comprise a ground floor unit which was formerly occupied by **KFC**. The Landlords propose to convert the upper floors to separate residential accommodation which will not be included in the letting but maybe available at an additional rental if required.

ACCOMMODATION

Approximate internal areas are detailed below:

GROUND FLOOR	2689 sq ft	249.8 sq m
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LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£47,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment for the Ground, First and Second Floors is as follows:

Rateable Value: **£50,000**.

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of **87 (Band D)**. A copy of the certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video – <https://youtu.be/9507UT7djZ8>

Ground Floor Video - <https://youtu.be/5Zq9AcR-7BQ>

VIEWINGS

Strictly by prior appointment with: -AMT Commercial on 01527 821 111

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