

TO LET



52 PARK STREET, WALSALL, WS1 1NG FORMER KFC



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 three-storey building, formerly occupied by KFC

GROUND FLOOR	2937 sq ft	273 sq m
FIRST FLOOR	1165 sq ft	108 sq m
SECOND FLOOR	1165 sq ft	108 sq m

LEASE

The property is held on an FRI lease to expire on 28.1.2040. The property was subject to a rent review on 2.2.2020 (which was not activated) and 5 yearly thereafter.

RENTAL

£70,000 pa (exclusive of rates).

BREAK CLAUSE

The lease contains a break clause effective February 2030.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£98,500**.

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of **44 (Band B)**. 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>

Internal Videos - <https://youtu.be/WsVqf-lrkww>

<https://youtu.be/rzWNots6hBo>

VIEWINGS

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

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