

TO LET



LARGE RETAIL PREMISES 19-20 BRADFORD STREET, WALSALL, WS1 1PB



LOCATION

The premises which were previously occupied by NCF are prominently situated within Walsall Town Centre. The property is located on the corner of Newport Street, adjacent to **Cash Generator** and close to **British Heart**. It is close to both the Bradford Street entrance to the Sadler Centre and Jerome Retail Park.

ACCOMMODATION

These large retail premises have the benefit of a car park at the rear for approximately 11 cars and loading access from Newport Street.

The floor areas have been taken from the Rating Assessment website.

GROUND FLOOR

Internal width	46'10"	14.3 m
Shop Depth	65'2"	19.9 m
Gross Floor Area	5662 sq ft	526 sq m

FIRST FLOOR

Gross Floor Area	5318 sq ft	494 sq m
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REAR CAR PARK FOR 11 CARS

LEASE

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

RENTAL

£45,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £34,000

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available shortly.

INSURANCE

We are advised the annual building insurance will be approximately **£2,000**.

LEGAL COSTS

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

VAT

We understand that VAT is not 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:

Ground Floor Video - https://youtu.be/3HDUgXVZ_jk

First Floor Video - <https://youtu.be/NoWepjjj25hk>

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on 01527 821 111

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