

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**ROSE & CROWN, 55 OLD BIRCHILLS,
WALSALL, WS2 8QH**

2,877 SQ FT (267.3 SQ M)

- GROUND FLOOR ONLY
- PROMINENT FRONTAGE
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

This property is located on Old Birchills, Walsall, just North of Wolverhampton Road (A454). Walsall Town Centre is within close proximity and is located approximately 0.9 miles away from the subject premises. There are excellent transport links such as Walsall Train Station which is located 1 mile away from the premises.

DESCRIPTION

This property comprises of a two-storey brick-built building surmounted by a pitched tiled roof. Internally the vacant accommodation is on the ground floor and benefits from mixed wooden / carpet flooring, plastered and painted walls, a bar area and WC facilities. The pumps are located in the basement which provides further storage space.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,992	185.1
Basement	885	82.2
TOTAL	2,877	267.3

PLANNING

Interested parties should contact Walsall City Council Planning Department on 01922 650 000.

SERVICES

We are advised all main services are connected to include gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available at a rent of £12,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £5,100.00. Rates payable will be in the region of £2,544.90 per annum.

Interested parties are advised to make their own enquiries to Walsall Council on businessrates@walsall.gov.uk

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the sole agents, Mason Young Property Consultants.

CONTACT DETAILS

Arijamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk

Kiran Sagoo
Tel: 0121 285 3535
Mob: 07840 805 512
Email: kiran@masonyoung.co.uk

