



# **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: <u>masonyoung.co.uk</u>
- E: <u>info@masonyoung.co.uk</u>

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  $\pounds12,000$  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  $\pounds$ 5,100.00. Rates payable will be in the region of  $\pounds$ 2,544.90 per annum.

Interested parties are advised to make their own enquiries to Walsall Council on <a href="mailto:businessrates@walsall.gov.uk">businessrates@walsall.gov.uk</a>

### 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

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: <u>af@masonyoung.co.uk</u> Kiran Sagoo Tel: 0121 285 3535 Mob: 07840 805 512 Email: <u>kiran@masonyoung.co.uk</u>









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact or any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information no Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information threeof. (VII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for absets and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.