

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

RETAIL & OFFICE PREMISES



**59 HIGH STREET, BROWNHILLS, WALSALL,
WS8 6HH**

1,002 SQ FT (93.1 SQ M)

- MAIN ROAD FRONTAGE
- GLAZED FRONTAGE
- VARIETY OF USES (STP)
- PROMINENT LOCATION

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

The property is located on the main A452 High Street in Brownhills, Walsall, approximately 5 miles North East of Walsall and approximately 12 miles North of Birmingham City Centre. The town is served by the A452 & A461, which provide access to the M6 motorway via Walsall (J8, J9 & J10) and to the A5 dual carriageway. The property is situated on the North side of the High Street and other local retailers include Tesco Supermarket, Kwikfit, Post Office, Costa, Subway, Greggs, Boots Opticians and many others.

DESCRIPTION

The property comprises a two storey building of brick built construction with a glazed aluminium facade and surmounted by a flat roof. Internally the ground floor retail premises comprise of carpeted floors, plastered and painted walls, suspended ceilings incorporating LED lighting and a kitchenette. The first floor accommodation provides further offices and WC facilities.

ACCOMMODATION

59 HIGH STREET	SQ FT	SQ M
Ground Floor	585	54.4
First Floor	417	38.7
TOTAL	1,002	93.1

PLANNING

Interested parties should contact Walsall City Council Planning Department on planningservices@walsall.gov.uk.

SERVICES

We are advised all main services are connected.

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 on a FRI basis, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £9,900. Rates payable will be in the region of £4,851 per annum.

Interested parties are advised to make their own enquiries to Walsall City Council on 0300 555 2853.

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 not 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 sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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

