

## GROUND FLOOR RETAIL/OFFICE PREMISES



**25 PARK STREET, WALSALL,  
WEST MIDLANDS, WS1 1LY**  
**2,709 SQ FT (251.66 SQ M)**

- HIGH STREET LOCATION
- PROMINENT FRONTAGE
- SELF-CONTAINED
- FLEXIBLE TERMS

T: 0121 285 3535  
F: 0121 285 3536  
W: [masonryoung.co.uk](http://masonryoung.co.uk)  
E: [info@masonryoung.co.uk](mailto:info@masonryoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

Walsall is a commercial town in the West Midlands, located 10 miles north west of Birmingham. The subject property is positioned in a prime location within the town centre, in close proximity to the Saddlers Shopping Centre and adjacent to Deichmann Shoes and Thomtons. Other multiple retailers nearby include New Look, Foot Locker, Barclays Bank, Card Factory and Sports Direct etc

## DESCRIPTION

The property comprises of a three-storey mid-terraced building of brick-built construction surmounted by a pitched roof. Internally, the subject property comprises of retail accommodation on the ground floor and benefits from a glazed shop front, carpet tile covered floors, plastered and painted walls, suspended ceiling with inset fluorescent lighting, kitchenette and WC facilities.

## ACCOMMODATION

| AREA         | SQ FT        | SQ M          |
|--------------|--------------|---------------|
| Ground Floor | 2,709        | 251.66        |
| <b>TOTAL</b> | <b>2,709</b> | <b>251.66</b> |

## PLANNING

Interested parties should contact Walsall MBC Planning Department on 01922 650000.

## SERVICES

We are advised all main services are connected to include mains 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 £25,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

Interested parties should contact Walsall MBC Business Rates Department 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 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](mailto:af@masonyoung.co.uk)

