

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

MODERN RETAIL/OFFICE UNIT



**UNIT 2, BRIDGE HOUSE, 47-55 BRIDGE
STREET, WALSALL, WS1 1JQ**
2,779 SQ FT (258 SQ M)

- PROMINENT LOCATION
- SELF-CONTAINED
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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Warstone Lane
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LOCATION

The property is located on Bridge Street in Walsall Town Centre, situated close to its junction with Station Street and Park Street. The location benefits from excellent access to local amenities, including retail, leisure, and public transport facilities within the town centre. Walsall Train Station is located approximately 0.2 miles away, providing regular services to Birmingham City Centre and surrounding areas. The surrounding road network offers easy access to the A4148 Ring Road, which connects with Junction 10 of the M6 Motorway approximately 2 miles to the west, providing access to the wider regional and national motorway network.

DESCRIPTION

The property comprises of a ground floor self-contained retail/office unit. The unit benefits from a glazed shop front, metal electric shutters, carpeted flooring, suspended ceilings, LED lighting, perimeter trunking, networking points, kitchenette and separate W/C facilities. There is secure parking available at the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Unit 2	2,779	258
TOTAL	2,779	258

PLANNING

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

SERVICES

We are advised services are connected to include mains 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

Unit 2 is available on a leasehold basis at a quoting rent of £25,000 per annum exclusive, subject to contract. Terms to be agreed.

SERVICE CHARGE

We understand that a service charge of £6,500 per annum is to be levied to cover the cost of services provided by the Landlord.

BUSINESS RATES

Unit 2 is currently listed within the 2023 rating listing as have a rateable value of £16,000. Rates payable will be in the region of £7,984.00 per annum.

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.

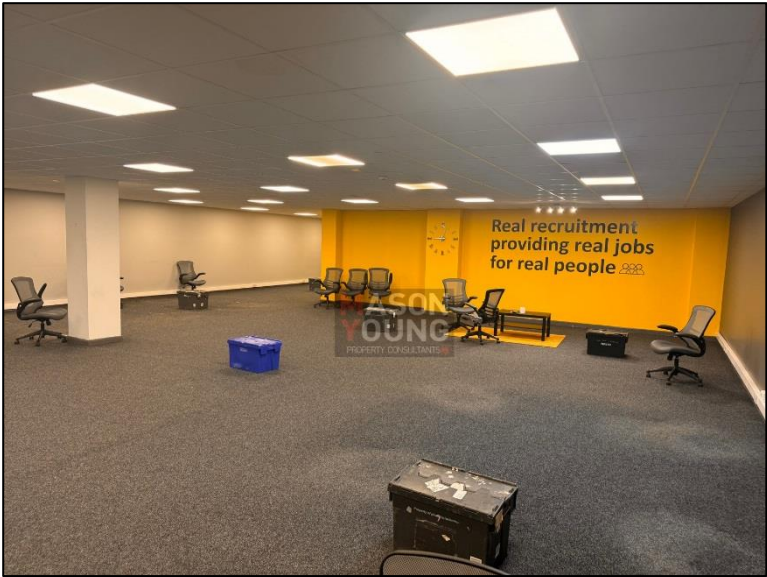
CONTACT DETAILS

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