

PROMINENT RETAIL UNIT TO LET

**UNIT 20
18 BRADFORD MALL
SADDLERS CENTRE
WALSALL
WS1 1YT**



LOCATION

The subject premises front directly onto Bradford Mall. National multiple retailers in the vicinity include **F HINDS, BODYCARE** and **SELECT**.

ACCOMMODATION

The premises are arranged over ground and first floors and provides the following approximate areas:-

Ground Floor Area	104.14m ²	1121 sq ft
First Floor Ancillary	46.35m ²	499 sq ft

LEASE

The premises are to be made available by way of a new effectively full repairing and insuring lease upon terms to be agreed.

RENTAL

Upon application.

RATES

Rateable Value	£32,000
Estimated Rates Payable	£25,103.63

We suggest that all interested parties should verify the above information with the Local Authority (Tel: 0845 1112853).

SERVICE CHARGE

An annual service charge for the year end March 2021 is budgeted as being £17,437.00.

EPC

The Energy Performance Asset Rating of the premises currently falls within category D.

A copy of the Energy Performance Certification can be made available upon request.

LEGAL COSTS

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

VIEWING

Viewing is strictly by prior appointment with the Joint Retained Agents:-

Andrew Benson
DDI: 0121 410 5546
Email: andrew.benson@wrightsilverwood.co.uk

Simon Smith
DDI: 0121 410 5551
Email: simon.smith@wrightsilverwood.co.uk

Or our joint agents, Avison Young:-

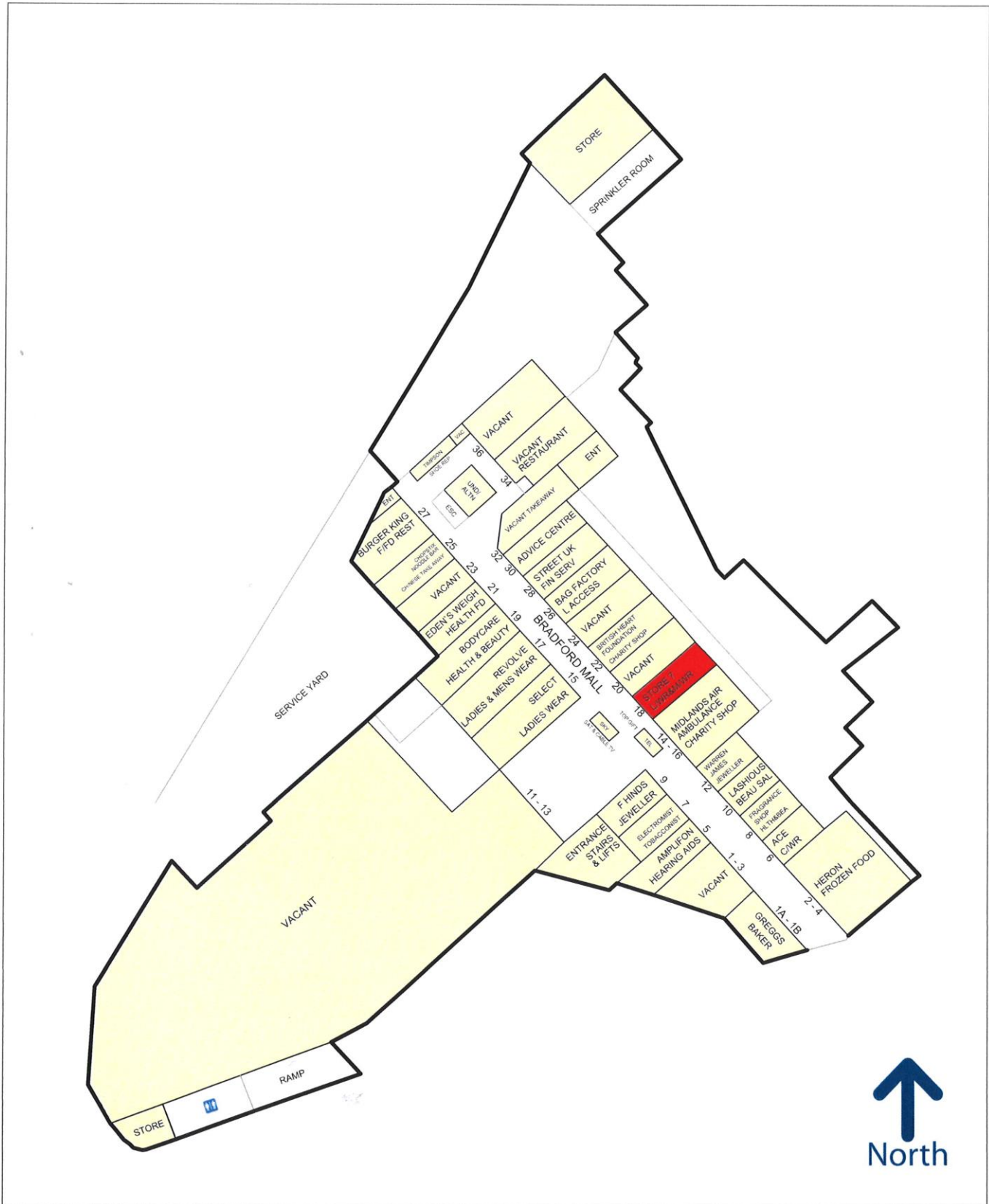
Richard Jones
Tel: 0121 609 8719
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Guy Sankey
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**All transactions are stated exclusive of VAT
Subject to Contract**

February 2022

0121 454 4004



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