



37, High Street, Bloxwich, Walsall, WS8 6ED.

- Hot Food Take-Away Use
- Approximately 407 sq ft (37.8 sq m)
- EPC Rating E-122



Printcode: 2017227

37High Street, Bloxwich

PROPERTY REFERENCE

CA/BP/1762/AWH

LOCATION

The property is located on Brownhills High Street (A452) approximately 1 mile south of the A5 and M6 Toll Road. Brownhills is approximately 4 miles south east of Cannock and 3 miles north east of Walsall.

DESCRIPTION

The property comprises of a single storey ground floor lock-up retail unit.

ACCOMMODATION

All measurements are approximate:

Ground Floor Lock-up Shop - **407 sq ft (37.8 sq m)**

RENT

£9,000 pax

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

The property is offered on a new FRI lease for a minimum term to be agreed between the parties.

TERMS

Full repairing and insuring basis.

LOCAL AUTHORITY

Walsall Metropolitan Borough Council Tel: 01922 650000.

RATEABLE VALUE

To be reassessed.

RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating E-122.

SERVICE CHARGE

The landlord reserves the right to levy a service charge for the maintenance and upkeep of common parts.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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