

TO LET – Retail Unit

Unit B, Walsall Bus Station, WS1 1NR

BK Bruton Knowles

est. 1862



- Flexible Terms Available
- Great Location
- 973 Sq. Ft
- High Footfall

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LOCATION

Walsall Bus Station, located in Walsall, West Midlands, England, is a major public transport hub serving the local area and surrounding regions.

The bus station is situated near the town centre, making it conveniently accessible for both local residents and visitors. It's adjacent to the Saddlers Shopping Centre and close to Walsall railway station, providing easy interchange between bus and rail services.

DESCRIPTION

The property provides extensive window frontage on ground floor.

Walsall Bus Station features a modern, functional design with covered waiting areas to protect passengers from the elements. It has a spacious, open layout with multiple bus bays arranged to facilitate easy boarding and alighting.

The bus station is designed to be accessible to all passengers, including those with mobility impairments. It features ramps, tactile paving, and audible announcements to assist visually and hearing-impaired travellers.

ACCOMMODATION (ITZA)

AREA	SQ M	SQ FT
Retail	90.39	973
Total	90.39	973

RATES

We understand the Rateable Values as at 1st April 2023 to be £17,000

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

PLANNING

Unit 1 is classed as use E under the Use Classes Order 1st Sept 2020.

EPC

A new EPC to be commissioned.

LEGAL COSTS

Each party to be responsible for their own legal costs relating to this matter.

RENT

£12,750 Per Annum Exclusive.

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

We are advised that service charge is payable on this property. Further details upon request.

VAT

VAT will be applied to all costs.

VIEWING

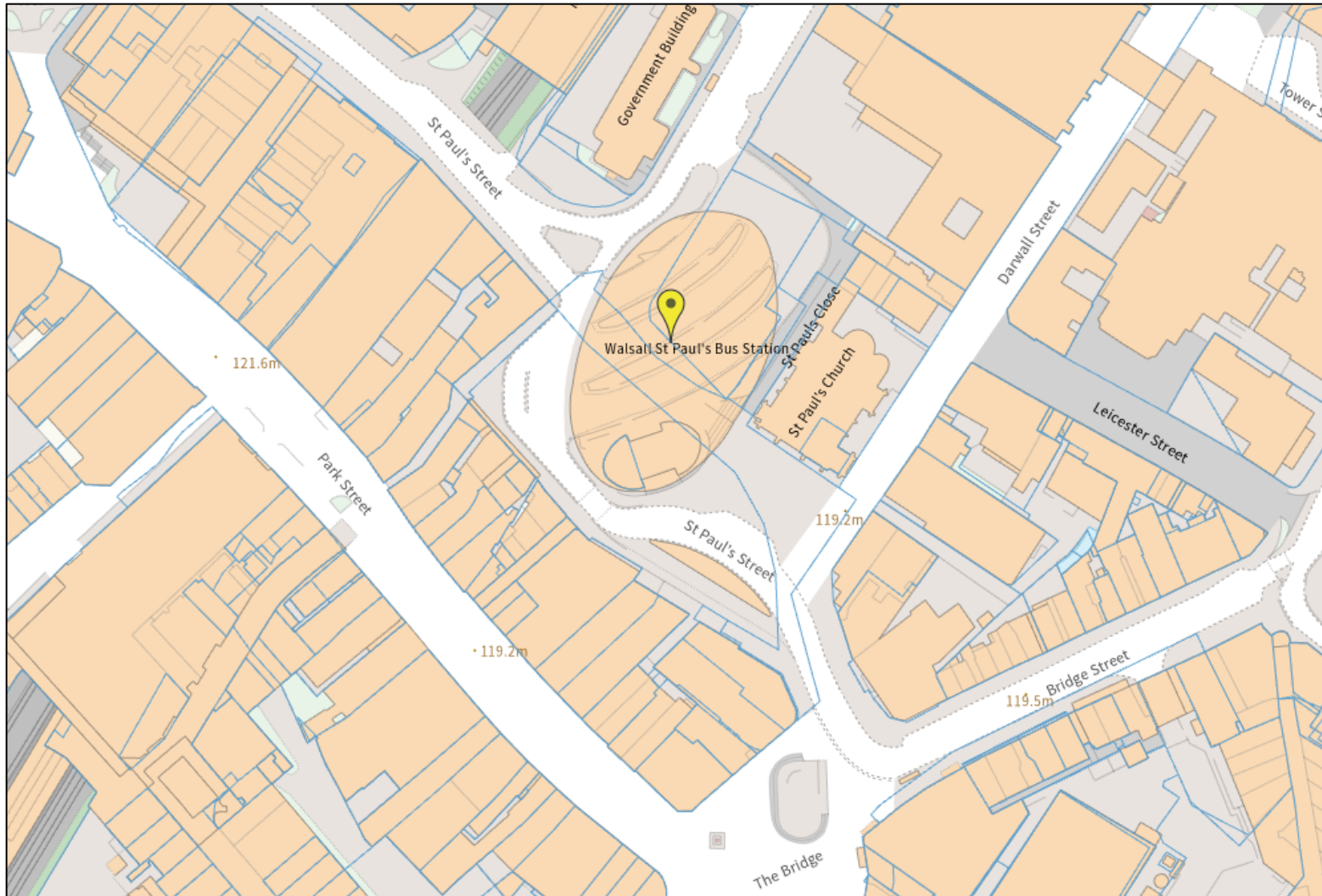
By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

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