



RETAIL UNIT TO LET

51A Anchor Road, Aldridge, Walsall, West Midlands, WS9 8PT



257 SqFt (23.88 SqM) | £10,000 per annum exclusive

Key Features

- Neighbouring retailers include Costa Coffee, Dominos, Boots, HSBC, amongst others.
- Prominent roadside location
- Self contained retail unit
- Aldridge Shopping Centre is located directly opposite the shop.
- New Lease



LOCATION

The property is located in Aldridge, a town located in the Borough of Walsall, approximately six miles to the north east of Walsall town centre, seven miles from Sutton Coldfield to the south east and Lichfield to the north east.

DESCRIPTION

Ground floor retail unit which was used by the previous tenants as a fireplace retailer/ showroom. The unit has a semi partitioned rear area and w.c. The unit has wooden flooring, plastered and painted walls and ceilings with inset spot lighting.

Area	SqFt	SqM
Ground Floor Retail	257	23.88
Total Floor Area	257	23.88

TERMS

The premises are available by way of 6 year lease, with 3 yearly rent reviews on an internal repairing and insuring basis.

ASKING RENT

£10,000 per annum exclusive

BUSINESS RATES

Rateable Value of £4,150 obtained from the Valuation Office Rating List. However, businesses may benefit from 100% small business rates relief in 2024/25 on this property. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

Energy Performance Rating of C.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



Emma Hughes MRICS

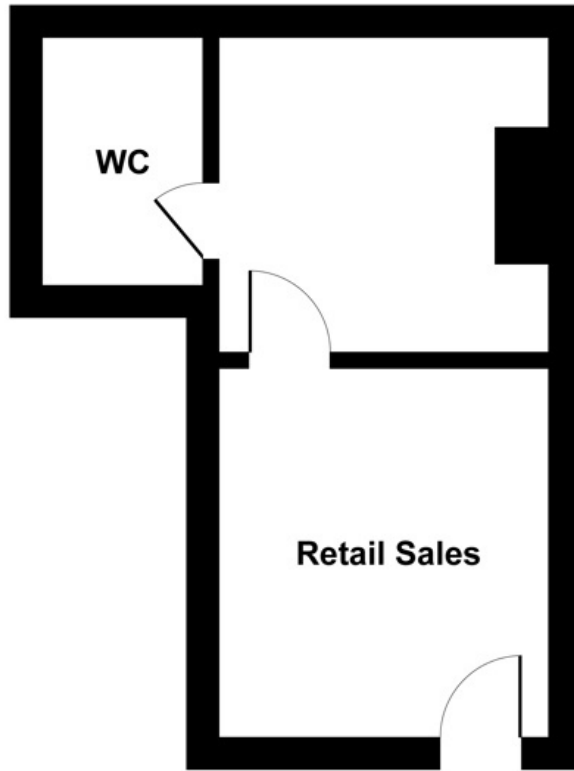
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Approximate Gross Internal Area
257 sq ft - 23 sq m



Not to Scale. Produced by The Plan Portal 2024
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