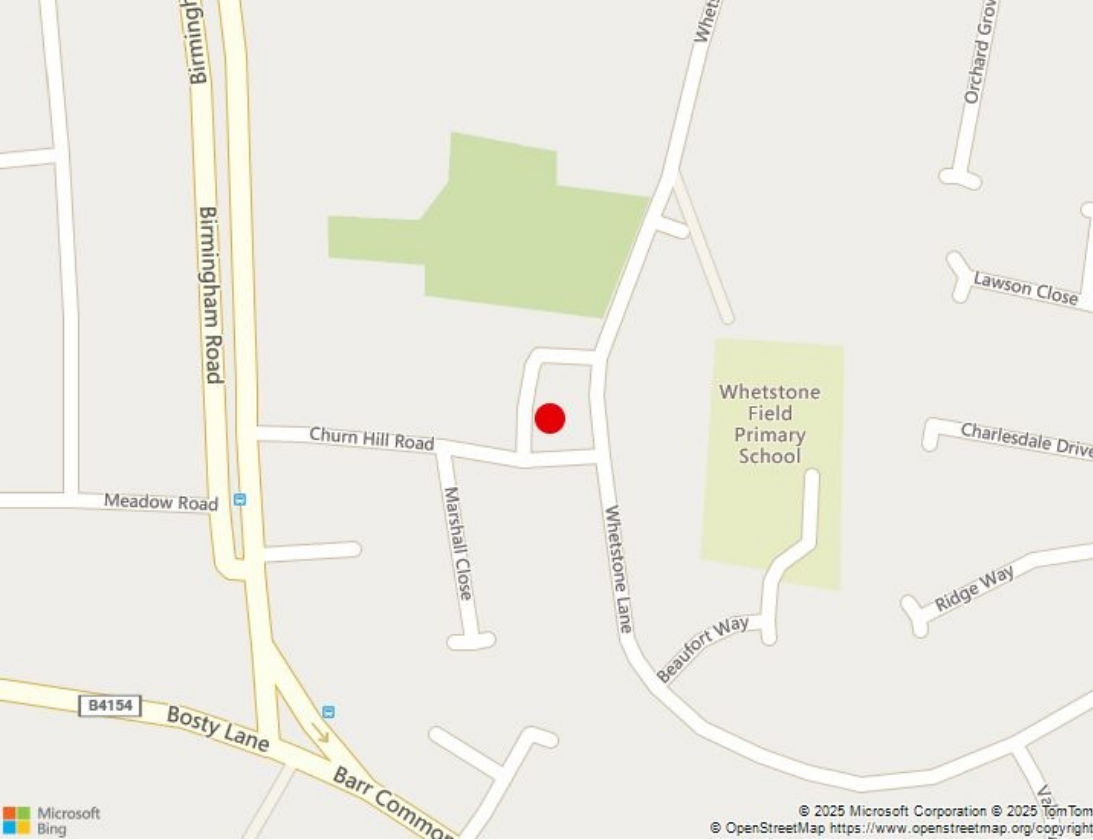


# RETAIL UNIT TO LET

151 Whetstone Lane, Walsall, West Midlands, WS9 0EZ

1,208 SqFt (112.22 SqM) | £15,000 per annum exclusive





## KEY FEATURES

- Self-contained double fronted retail unit.
- Located in popular local parade.
- Close to Aldridge town centre.
- Available March 2025.
- New lease.
- No hot food.

## LOCATION

The double fronted retail unit occupies a prominent location within a small parade of shops on the corner of Whetstone Lane and Churchill Road in a predominantly residential area, south of Aldridge town centre. Neighbouring occupiers include a convenience store, beauty salon and ladies hairdressers.

## DESCRIPTION

The premises which originally comprised two retail units, now provides a self contained double fronted retail unit. The right hand area provides the main entrance and comprises ground floor sales area leading through to Bathroom and WC, with the left hand unit comprising open plan sales area with further sales off and leading to WC.



Area	SqFt	SqM
Ground floor area	1,208	112.22
<b>Total Floor Area</b>	<b>1,208</b>	<b>112.22</b>

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0121 321 3441

151 Whetstone Lane, Walsall, West Midlands WS9 0EZ



## TERMS

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

## ASKING RENT

£15,000 per annum exclusive

## EPC

Energy Performance Rating B-35. Certificate available on request.

## BUSINESS RATES

Rateable Value £11,250. Businesses may benefit from 100% small business rate relief on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

## 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.

## VAT

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

## VIEWING

Strictly by prior appointment, please contact:



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Garry Johnson

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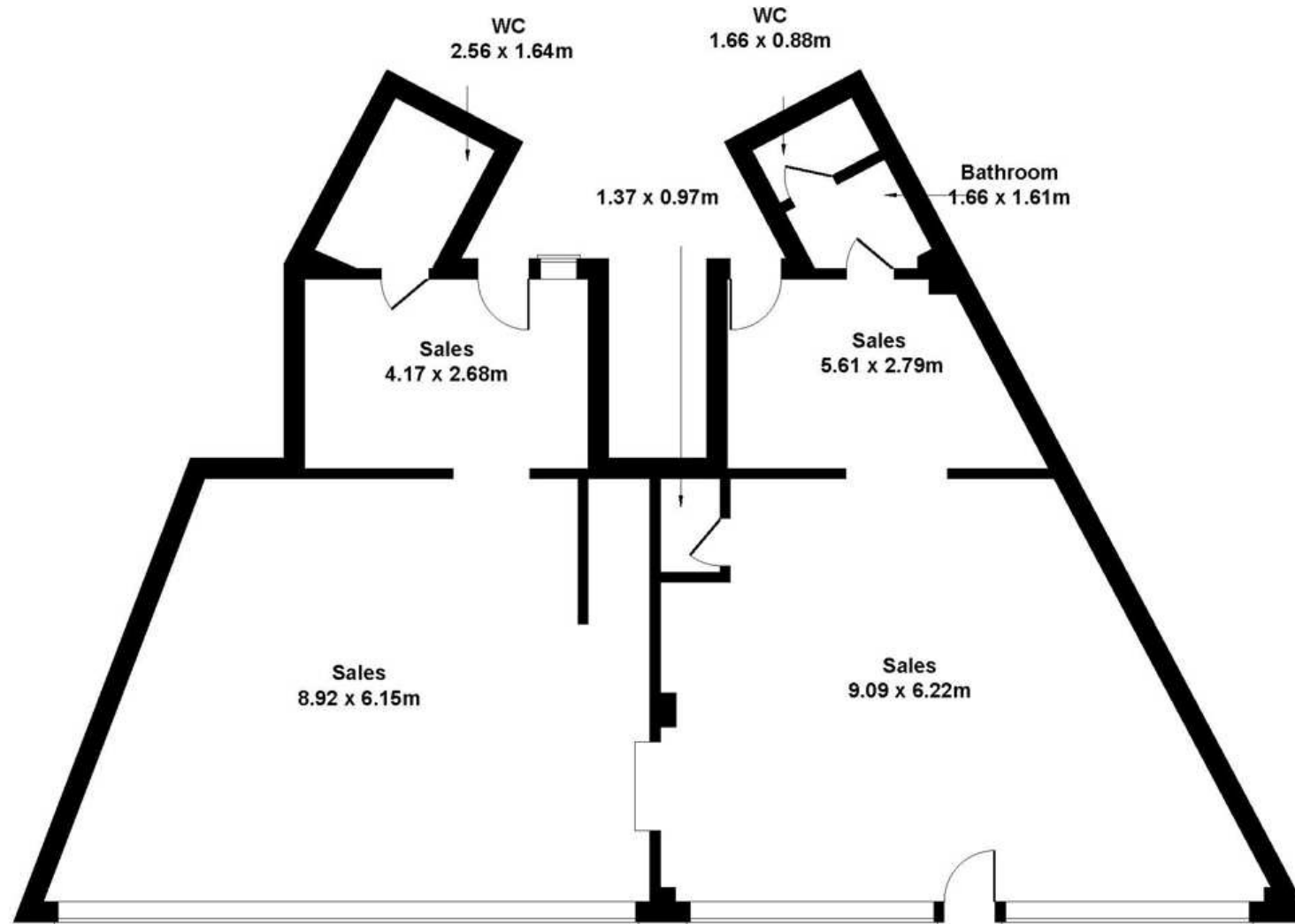
0121 321 3441  
www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

# 151 Whetstone Lane, Aldridge



Not to Scale. Produced by The Plan Portal 2025  
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