

136 DARTMOUTH AVENUE
WALSALL
WEST MIDLANDS WS3 1SP
TO LET

RENTAL: £8,500 pa (exclusive of Rates)

Prominent Retail Unit with Hot Food
Takeaway consent in Busy
Shopping Parade

- *Unlimited free car parking*
- *Rear access for deliveries*
- *Established residential area*
- *Busy local shopping centre*
- *NIA 564 sq ft*

LOCATION

The property fronts Dartmouth Avenue, lies close to the junction with Coalpool Lane and forms part of a busy local retail parade which includes a convenience store, pharmacy and takeaway. Dartmouth Avenue is situated in the Coal Pool district of Walsall and is located 2 miles north of the town centre.

DESCRIPTION

The premises comprise a well-proportioned retail unit with appropriate staff facilities and storage room. The unit benefits from unlimited car parking and rear access for deliveries.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Gross Frontage	10.29 m	33'9"
Net Internal Area	52.4 sq m	564 sq ft

LEASE

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

RATING ASSESSMENT

We understand that the property is assessed as follows:-

Rateable Value: £3,750

Rates Payable (2020-21): £1,871

We are advised that, provided the premises are used for Retail, Hospitality or Leisure, there will be no Rates payable for the period 2020-21. Interested parties are advised to make their own enquiries in this regard.



ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

SECURITY

In respect to any letting, the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

VAT

All figures are quoted exclusive of VAT, which may be charged in addition at the prevailing rate. Interested parties are advised to make their own enquiries in this regard.

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

VIEWINGS

Strictly by prior appointment with the sole letting agents:-
Centrick Commercial 0121 289 5009

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's official authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009