

16 High Street, Aldridge, Walsall, WS9 8LZ



TO LET

Detached, High Street Retail Premises

Net Internal Area: 1,883 ft² (174.93 m²) approx.

Location

The property is prominently situated fronting Aldridge High Street with neighbouring occupiers including Simply Delicious, Co-op Travel, Betfred, along with a wide cross section of local retailers.

The adjoining Aldridge Shopping Centre comprises a wide cross section of operators notably to include Costa Coffee, WHSmith, Iceland, Home Bargains and Any Time Fitness.

Short stay parking is available fronting the High Street with free parking also provided on a roof top park within Aldridge Shopping Centre.

Description

The property comprises a detached, two storey premises formerly occupied by Lloyds bank.

The premises benefit from a 30ft frontage to the high street with the ground floor providing open plan accommodation with suspended ceiling, inset lighting and air conditioning.

The first floor provides a large kitchen and canteen with WC facilities and office and stores.

Accommodation

Ground Floor	1,242 ft2	115.38 m2
First Floor	641 ft2	59.55 m2
Total (NIA)	1,883 ft2	174.93 m2

Rental / Terms

The property is available to let on a new lease, with length to be agreed, at a rental of £22,750 per annum exclusive.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Service Charge

None payable.

Rateable Value

We note the future RV from April 2023 to be £16,000. Based on the current multiplier this would make the rates payable circa £8,000 per annum.

We advise all Interested parties to make their own enquiries with the Local Authority for verification purposes.

Energy Performance Certificate

EPC - D (78)

Planning Permission

The premises has planning permission granted under Use Class E.

The property may be suitable for alternative uses, subject to obtaining the necessary planning consent and interested parties are advised to make their own enquiries with the local authority regarding the adequacy for their proposed use.

Services

We understand that the property benefits from mains electric and water.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

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 is responsible for their own legal and surveyor's fees incurred during the transaction.

Viewing

Strictly via the agent Siddall Jones on 0121 638 0500

