

RETAIL UNIT TO LET / FOR SALE INCL. 3 FLATS / GARAGES

941 - 943 Walsall Road, Great Barr, Birmingham, West Midlands, B42 1TN

11,707 SqFt (1,087.58 SqM) | To Let - £52,500 per annum exclusive | For Sale - Price on Application





KEY FEATURES

- Excellent location on Walsall Road, Scott Arms.
- Prominent main road frontage.
- Opposite Scott Arms Shopping Centre
- Freehold includes 3 flats plus garages

LOCATION

The property is situated in a prominent location fronting the A34 Walsall Road which provides one of the main arterial routes into Birmingham city centre and is located opposite Scott Arms Shopping Centre close to Junction 7 of the M6.

Scott Arms Shopping Centre, which is situated directly opposite the subject premises, comprises a mix of local and national retailers to include **Lloyds Pharmacy, Aldi, Greggs** and Card Factory.

DESCRIPTION

The premises provide a self-contained large retail shop providing ground floor sales together with ancillary stores and office together with loading bay with additional storage, staff and ladies and gents WCs to the first floor. A customer car park for approximately 13 - 15 vehicles to the rear which is approached off Queslett Road.

In the event of a sale, three self contained flats, all of which are let together with a block of 4 garages is also included.



Area	SqFt	SqM
Ground Floor sales and storage	8,999	836.01
First Floor stores, staff and WCs	2,708	251.57
Total Floor Area	11,707	1,087.58

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TERMS

To Let - The retail premises are available to let, subject to vacant possession by way of a new full repairing and insuring lease for a term of five years or multiples thereof will be considered.

For Sale - Freehold to include the retail premises, three flats let on ASTs at a rental of £600 pcm per flat plus a block of four garages. Price on application.

RENT / ASKING PRICE

To Let - £52,500 per annum exclusive

For Sale - Price on application

EPC

Certificates available on request.

BUSINESS RATES

Retail premises:

Rateable Value £65,500 obtained from the Valuation Office Rating List.

Rates Payable 2025/2026 £32,684.50 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) 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. For a company, any person owning more than 25% must provide the same.

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 will be payable

VIEWING

Strictly by prior appointment, please contact:



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