

Walsall

To Let

Unit B, Park Place, Park Street, Walsall, WS11NP



Large Town Centre Retail Unit Available

Potential for alternative use, subject to planning

**AVISON
YOUNG**

Unit B, Park Place, Park Street, Walsall, WS11NP



Large Fitted Retail Unit



Condition
Fitted condition



Size
GF 20,000 sq ft
FF 20,000 sq ft



Planning
Suitable for a range of uses within Class E (subject to planning)



Nearby retailers
Boots, Poundland & Superdrug, Waterstones



Car Parking

Location

Walsall is located within the Metropolitan Borough of Walsall in the West Midlands, approximately 9 miles north-west of Birmingham City Centre, 7 miles east of Wolverhampton and 6 miles south of Cannock. The town benefits from strong regional connectivity and serves as an established retail and commercial centre within the Black Country. The property is prominently situated at Park Place, fronting Park Street, Walsall town centre's primary retail core and benefiting from excellent frontage and visibility.

The unit is positioned adjacent to a number of national occupiers including Tesco, Poundland and Boots. Walsall Bus Station and Walsall Railway Station are both within short walking distance, providing convenient access for shoppers and staff. The location is further supported by extensive public and multi-storey car parking facilities nearby, enhancing accessibility and footfall to the immediate area.

Accommodation

The premises are arranged over ground and first floor levels providing the following approximate internal floor areas.

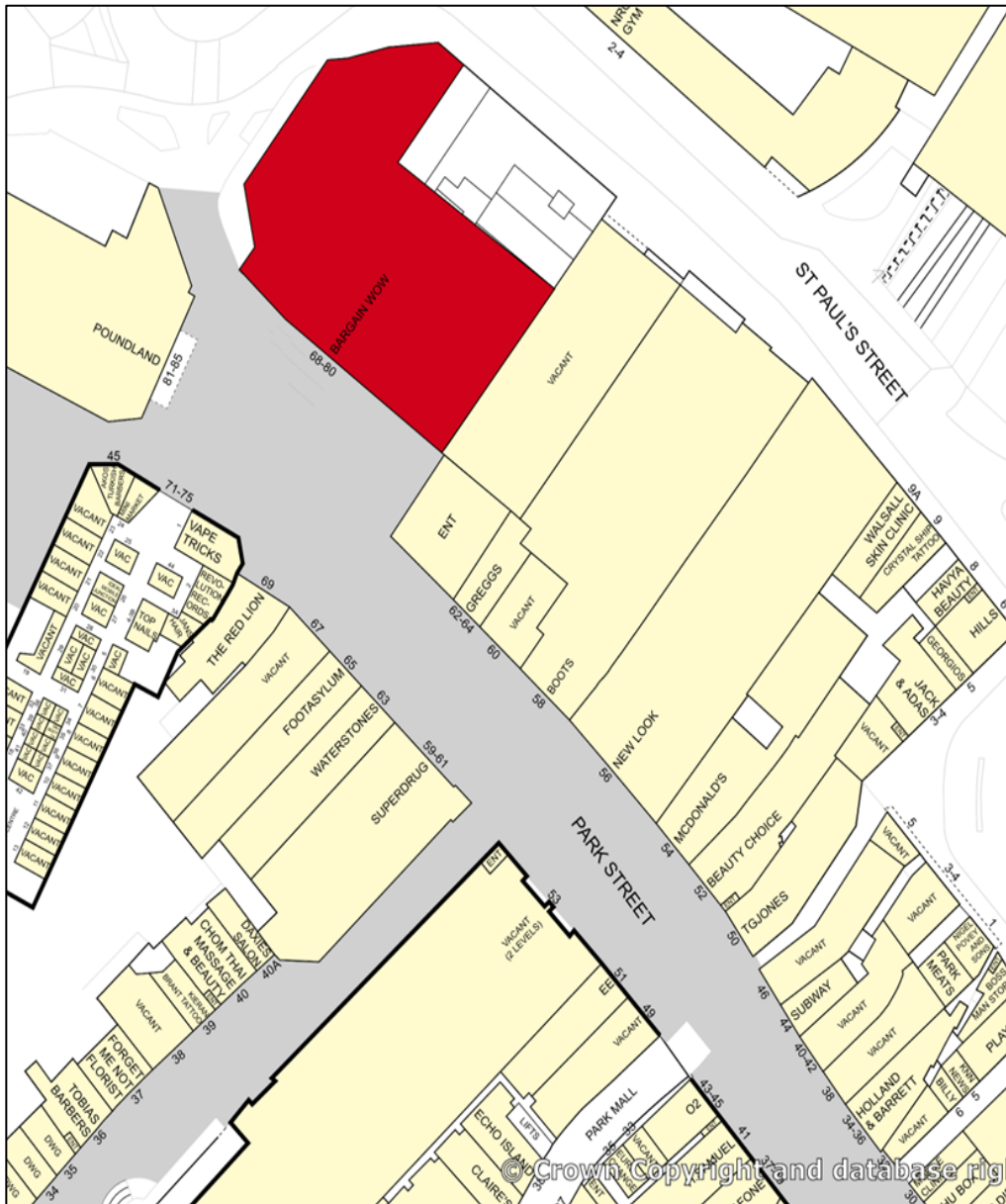
	Sqft	Sqm
Ground Floor Sales	20,000	1,900
First Floor Sales	20,000	1,900

Planning

The property falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

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Lease Term

The property is available by way of a XLTA lease for a period up to February 2029.

Quoting Rent

On application.

Service Charge

A service charge of £62,278 was payable for year end 2025.

Business Rates

We understand that the property is assessed as follows:

Rateable Value:	£190,000
UBR:	£0.43
Rates Payable 2025/2026 :	£81,700

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

EPC

A new EPC certificate has been commissioned; a copy of the report can be made upon request.

Legal Costs

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

VAT

VAT if applicable will be charged at the standard rate.

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