

# Brownhills

12-28 High Street, Brownhills, Walsall, WS8 6EQ

## To Let/May Sell

Re-Available Due to Abortive Negotiations



**Large Fully Fitted Retail Unit Available**

Potential for alternative use, subject to planning

**AVISON  
YOUNG**

## 12-28 High Street, Brownhills, WS8 6EQ



Quoting Rent  
**£79,500 pax**



Condition  
**Fully Fitted out.**



Size  
**GF 11,300 sqft**  
**FF 6,300 sqft**



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



In Close Proximity to  
**Aldi, B&M & Tesco**



Car Parking  
**217 Spaces to the rear**

### Location

Brownhills is situated within the Metropolitan Borough of Walsall, approximately 11 miles north of Birmingham City Centre, 8 miles northeast of Wolverhampton and 4 miles north of Walsall.

The premises are prominently situated, with a substantial frontage on to A452 (High Street), adjacent to Aldi and in close proximity to other notable occupiers including B&M and Tesco. The former Ravens Court Shopping Centre, located just south of the property, is due to undergo a significant redevelopment for a large food store subject to approval of planning approval. There is substantial car parking immediately to the rear for 217 vehicles providing convenience for shoppers.

### Accommodation

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

	Metric	Imperial
Gross Frontage	29.34m	96ft 03ins
Internal Width	26.67m	97ft 01ins
Shop Depth	42.48m	139ft 04ins
<b>Ground Floor</b>	1,050	<b>11,300</b>
<b>First Floor</b>	585	<b>6,300</b>
Total	1,635	17,600

### 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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## Quoting Rent/Sale Price

Seeking rental offers in the region of £79,500 pax.

The landlord may consider the freehold sale of the property, price upon application.

## Service Charge

An on account service charge is payable which was £11,398 y/e 2023.

## Business Rates

We understand that the property is assessed as follows:

<b>Rateable Value:</b>	<b>£170,000</b>
<b>UBR:</b>	<b>£0.546</b>
<b>Rates Payable 2025/6 :</b>	<b>£92,820</b>

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

## EPC

The property has an efficient rating of B-39. A copy of the report can be made available 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.



# Contact Details:

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