

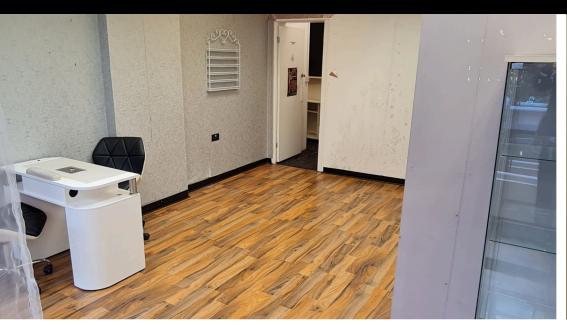




46a Bradford St, Walsall, West Midlands, WS1 3QA | info@eeteam.co.uk











Empire Estates Team Is proud to bring to the market this commercial unit to let. The unit was previously a Nail and Beauty shop and was extremely busy. The shop consists of two large windows and a centre door making passing trade easy to to attract.

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In side the shop you have a small boxed room for private clients or can be used as a tanning booth.at rear of the shop there is a WC and storage space.

# **LOCATION**

The commercial property is situated in the heart of the Walsall Town Centre inside of a very popular Victorian Arcade shopping mall which is just a short walk away from local transport links. It is an established commercial location, being surrounded by all of town businesses and banks.

# **DESCRIPTION**

The Property has a Wc.

### **ACCOMMODATION**

250sq. ft.

**PRICE** 

£750pcm

This Includes all the service charges, building insurance and water rates.

## **SERVICES**

The property has the benefit of all mains services.

### **SERVICES RESPONSIBILITY**

It is the prospective purchasers responsibility to verify that all appliances, services and systems are in working order, and are of a adequate capacity and suitable for their purpose.

#### **PLANNING**

The Business rate are Zero

## **LEGAL COSTS**

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

#### **EPC**

An Energy Performance Certificate is available upon request.

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.



