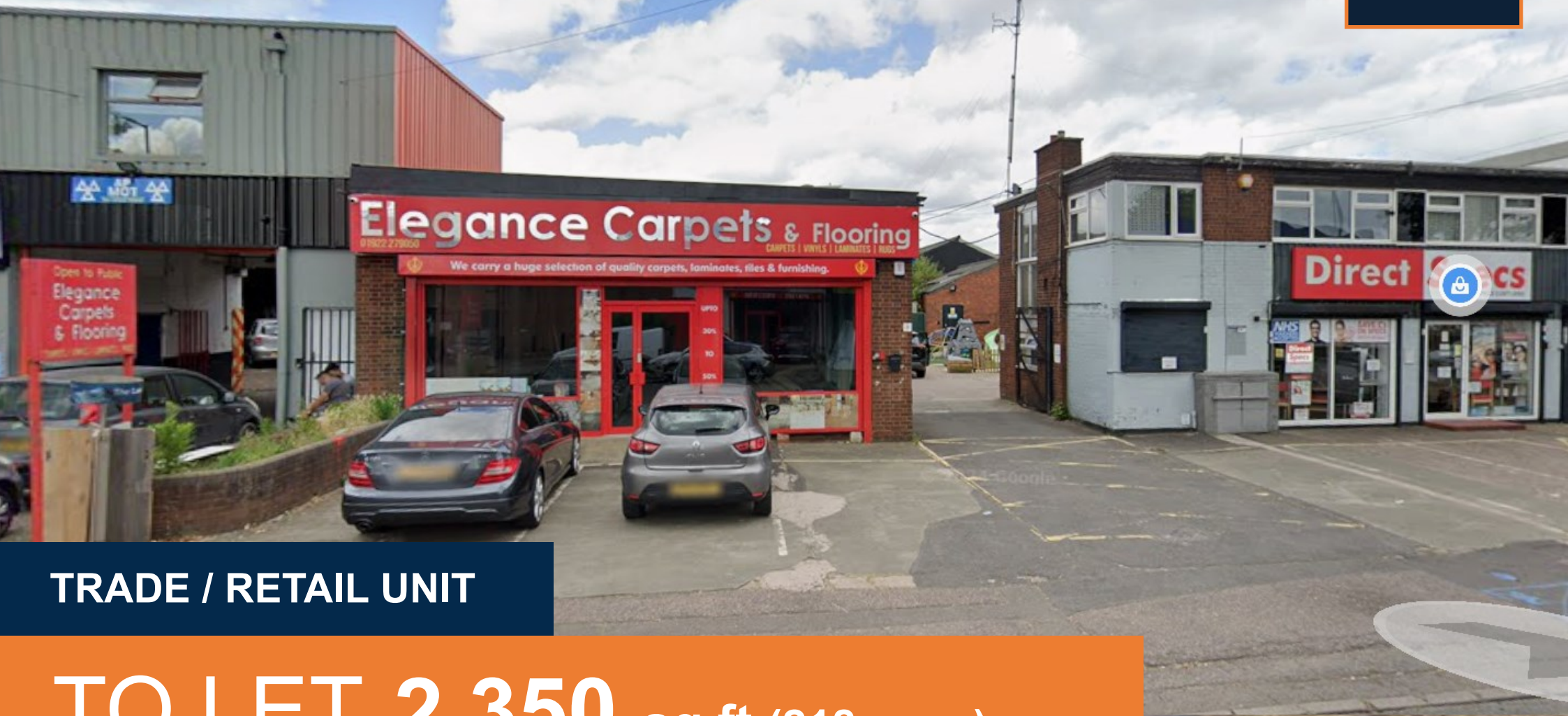


* Main Road Frontage and Yard to Rear *



TRADE / RETAIL UNIT

TO LET 2,350 sq.ft (218 sq.m)

Unit 1, 153 Bridgeman Street, Walsall WS2 9NG

Prime Town Centre Trade Location | Close to M5 / M6 | Road Fronted Trade Unit

PROPERTYLINK
MIDLANDS
0121 200 3344
propertylink.co.uk

KEY POINTS

- **TRADE COUNTER / RETAIL FRONT**
- **SECURE-GATED REAR YARD**
- **FREE-BUSINESS RATES STC**
- **BUSY ROAD**
- **TOWN CENTRE**
- **M5 J1, M6J9/10, M54**
- **VISITOR PARKING**





| 153 Bridgeman Street | Walsall | WS2 9NP |

LOCATION

The Property is prominently positioned at the centre of Bridgeman Street within the sought after Premier Business Park adjacent to multiple retail and trade counter operators The Premises lies approximately 150m from Walsall Train Station and circa 500m to the main High Street. The property is equidistant from J9 M6 and J10 M6, both being approximately 1.5 miles away. The M5 is approximately 3 miles away.

DESCRIPTION

The premises are a unit of approximately 2350 sqft with large glazed aluminium shop fronts to the road elevation and a large roller shutter to the rear for good in and out. The premises are single story and steel framed and brick elevations and an open plan lay out serviced with both front and rear access. The unit is ideal for a trade counter / retail frontage uses and or storage and distribution online. The premises have a large rear concrete surfaced storage / parking yard and fronted with circa 3 parking spaces for visitors and or customers fronting the high volume busy road frontage on Bridgeman St.

PLANNING

We understand that the properties have B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the relevant local authority.

SERVICES

We understand that the property benefits from an electrical connection and a water feed. There is no Gas.

VAT / BUSINESS RATES

VAT will be levied to the rental. All interested parties with regards business rates are advised to make their own enquires to the local authority. It is our understanding that the premises are eligible for free small business rates STC

COMMUNAL AREA CHARGE

A contribution is payable in respect of maintenance and management of estate communal areas.

PRICE / AVAILABILITY

Price On Application. The Property is available immediately, subject to contract.

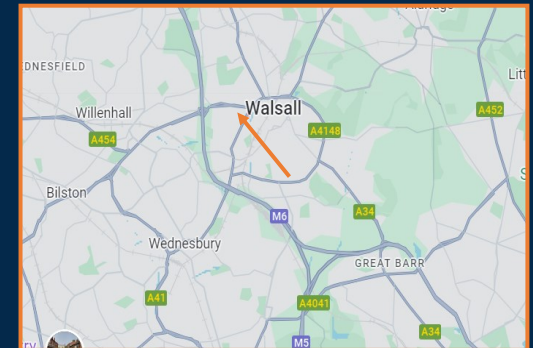
| 153 Bridgeman Street | Walsall | WS2 9NP |

All enquiries to:

PROPERTYLINK
MIDLANDS
0121 200 3344
propertylink.co.uk

In association with:

 **Greystone**



info@propertylink.co.uk

Misrepresentation Act.

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