



WALSALL

32
BRADFORD MALL

SADDLERS CENTRE

LOCATION

Walsall is located in the West Midlands, approximately 10 miles North of Birmingham. The town has a resident population of 171,000 and is one of the principle retail Centre's in the region.

The premises occupy a prominent trading position within The Saddlers Centre Food Hub, opposite **Subway** and close to **Burger King** and **Chopstix** by the dedicated mall seating area.

National multiple retailers in the Centre include **Select**, **F Hinds**, **T J Hughes** and **Warren James**. Footfall averages in excess of 140,000 per week.

ACCOMMODATION

The premises are arranged over Ground Floor only, comprising the following approximate floor areas:

Ground Floor	980 sq ft	91 sq m
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*The unit could be extended – details on request.

TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

Upon Application.

SERVICE CHARGE

The annual service charge is approximately £7,354 for the current year.

BUSINESS RATES

Rateable Value 2017	£30,250
Rates Payable 2017/2018	£23,719.63

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

EPC

The property has a rating of G-287. The certificate is available on request.

FURTHER INFORMATION

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