



85 Lichfield Road, Walsall Wood, Walsall, WS9 9NP

TO LET

RETAIL & LEISURE

Size
421 sq ft (39 sq m)

Rent
£NOW LET

Location

The property is located in a prominent position on the A461 Lichfield Road at its junction with the B4152 Brownhills Road. The surrounding area is predominantly residential and nearby traders include KFC, Better Gym, Coop, Dodo Pizza, Touchwood Pharmacy and Walsall Wood Health Centre.

Subject to Contract

JS/SC Sept 23

Description

A ground floor lock up shop that has for a number of years traded as hair and beauty set behind a small forecourt comprising ground floor entrance, retail / salon area, store / treatment room, kitchen with W.C. off and enclosed rear yard.

Accommodation

Entrance 4.4sq.m 47sq.ft

Retail 29.75sq.m 320sq.ft

Kitchen 5.04sq.m 54sq.ft

Rent

£7,750 per annum exclusive

NOW LET

Lease

A new lease on an effective full repairing and insuring basis for a term to be agreed.

Business Rates

Rateable Value £3,750

EPC

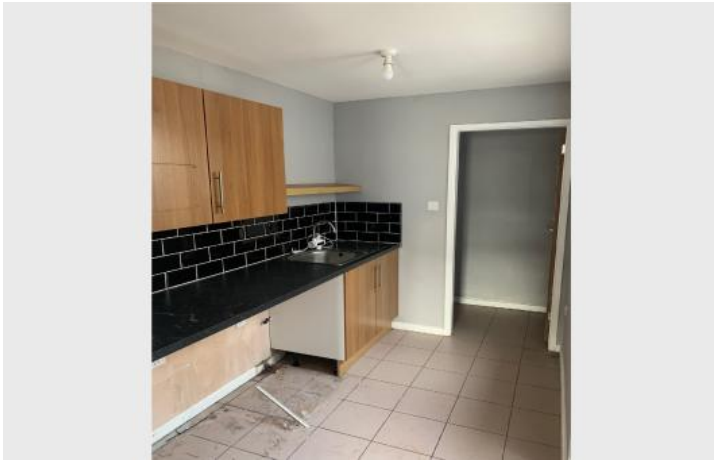
To be assessed

Viewing

Strictly by arrangement with Michael Tromans & Co LLP on 01902 425 646

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Additional Images



Location Map

