



## TO LET – RETAIL UNIT

### Walsall Station

WS2 9JS



Operated by West Midlands Trains

#### Location:

Walsall Station is in the heart of Walsall Town Centre with direct access into Saddlers Shopping Centre. The Retail unit is located close to the entrance with Saddlers Shopping Centre.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 970,830 for 2022/23.

**970,830**  
**Annual Footfall\***

For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

#### Description:

New business opportunity has arisen at Walsall Station for a retail use.



\* Footfall figures from the Office of Rail & Road for 2022/23



### Property:

The premises comprise a lock-up retail unit fronting access to Saddlers Shopping Centre.

### Unit Size:

Retail Unit: 18.78 sq.m. 202 sq.ft.

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### Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

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### Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

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### Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.



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