

# SKITTS

ESTATE AGENTS

COMMERCIAL



**First Floor, 165 High Street, Bloxwich  
Walsall, WS3 3LH**

**Annual Rental Of  
£5,000**

01902 353578

[bilston@skitts.net](mailto:bilston@skitts.net)

Useful sized first floor commercial premises previously used as a beauty salon but offering potential for a variety of alternative activities. Situated just off the main High Street in one of the busiest areas of the town leading to a large public car park the property is offered with one private parking space.

**On the Ground Floor** Entrance door and lobby with stairs leading to:

**On the First Floor** Access landing leading to

**Reception Area and Salon** 462 sqft (42.9 m<sup>2</sup>) overall. Having ceramic tiled floors, suspended acoustic tiled ceiling with recessed spot lighting, excellent natural lighting and reception desk.

**Kitchen Area** 75 sqft (6.96 m<sup>2</sup>) Having a single drainer sink unit, hot water heater, meter cupboard and shelving.

**Bathroom** 38 sqft (3.53 m<sup>2</sup>) Having pedestal wash hand basin, hot water heater, door off to separate WC.

**Outside** Access is directly off the public foot path, a single car space is available in the rear yard.

**Services** Mains electricity, water and drainage are available.

**Tenure** Offered on a new internal repairing lease for a minimum term of three years or more if required.

**Rent** £6000.00 pa payable monthly in advance.

**Rent Deposit:** Equivalent to three months rent.

### Business Rates

Local Authority: Walsall MBC

Rateable Value:

NB: The premises may attract small business rates relief depending upon your circumstances.

**EPC:** D

**Viewing** Strictly via prior appointment with GC Skitt & Co (commercial)  
Tele: 01902 353578 Email: bilston@skitts.net

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