

LEAMORE LANE, LEAMORE, WALSALL, WEST MIDLANDS,  
WS2 7NT (WS2 7DQ)



## TO LET

FIRST FLOOR  
DANCE/STUDIO/LEISURE/OFFICE  
ACCOMMODATION

1,100 sq.ft/102.19 sq.m

- Previously utilised (long established) on the basis of a dance studio.
- Suitable to be utilised on the basis of a variety of uses – dance/yoga/educational/leisure/office accommodation.
- Excellent off-street car parking.
- Gas fired central heating.
- Open plan.
- Electrically operated security shutters.
- Excellent natural light.



Stephens McBride Chartered Surveyors & Estate Agents  
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## LOCATION

The subject premises enjoys direct frontage onto Leamore Lane, situated within close proximity to the intersection with Bloxwich Lane.

Immediate surrounding areas are both densely populated residential and commercial, including Bloxwich Academy Primary School.

Walsall Town Centre is located approximately 1.75 miles south east.

Access to the national motorway network is provided by Junction 10 of the M6 motorway (commencement of the Black Country spine route) (circa, 1 mile due south).

## DESCRIPTION

The subject premises provides first floor accommodation, suitable to be utilised on the basis of a variety of uses; advantages include;

Advantages include;

- Open plan.
- Excellent natural light.
- Windows are UPVC double glazed, with the benefit of external, electrically operated security shutters.
- Off-street car parking.
- Separate entrance.

## ACCOMMODATION

**1,100 sq.ft/102.19 sq.m**

## MAINS SUPPLIES

The subject premises has the benefit of mains electricity, gas, water and drainage.

## TERM

3 years (longer if required).

## RENTAL

**£6,500 per annum** exclusive, payable quarterly in advance.

## ANNUAL INSURANCE PREMIUM

The annual insurance premium payable by the tenant (reinstatement) will be in the region of **£500**.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## BUSINESS RATES

Rateable Value: **£6,600**

Rates Payable circa: **£3,300**

**Small business rates relief may apply.**

## PERMITTED USE

The subject premises has been utilised on the basis of an extremely successful, dance studio for a considerable number of years. We would emphasise that the existing occupier is only vacating due to expansion.

Alternative uses will be considered, including yoga/leisure/educational/offices.

## VAT

VAT is not applicable.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

## **For More Information Contact:**

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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## **SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.