



TO LET

33 Queen Elizabeth Avenue, Bentley, Walsall WS2 6BD

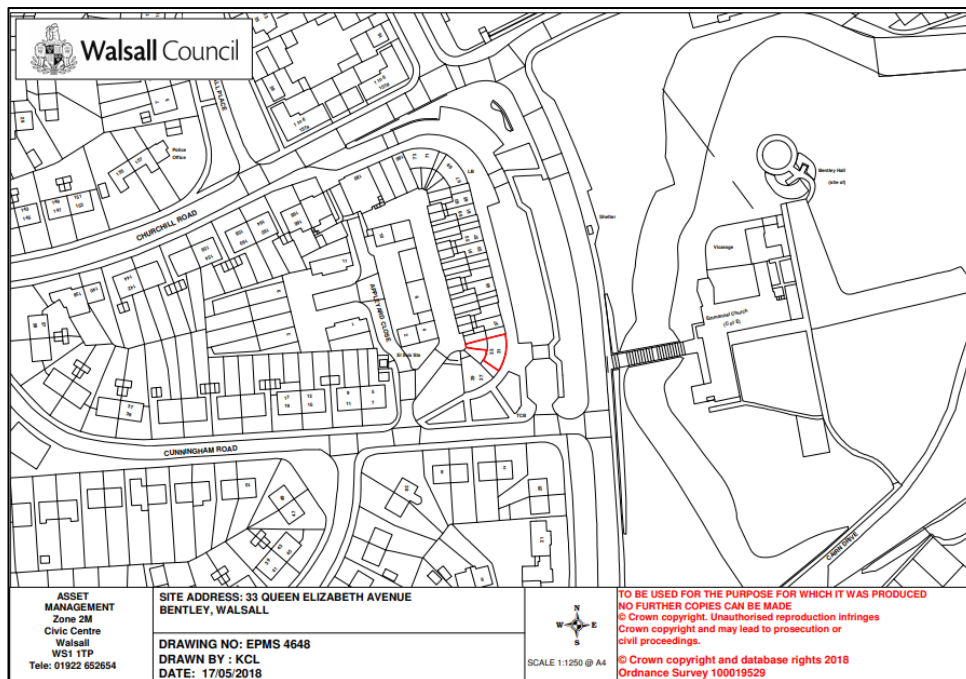


With vacant possession upon completion.

Rental offers invited in excess of £7,500 per annum exclusive.

Approximate floor area: 56.4sqm.

Flexible lease terms considered.





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33 Queen Elizabeth Avenue, Bentley, Walsall WS2 0BD

Situation:

The premises are located at Queen Elizabeth Avenue near to the junction with Cunningham Road. The property is situated within a parade consisting primarily of thirteen shop units with maisonettes above.

Description:

The property comprises a ground floor shop unit. Shop floor measurements as follows (areas are approximate only):

Shop floor: 32.4sqm

Ancillary: 24qm

Use:

The potential uses for the shop include any purpose within Class E (Commercial, business and service uses) of the Town and Country Planning (Use Classes) Order.

Rating Information:

Business rates	
Rateable value	£5,600
Rates payable as of 2023/2024	£2,794.40

Services:

Prospective Lessees should make their own enquiries of the public utilities regarding the existence, location and supply of services.

EPC:

An Energy Performance Certificate will be made available for inspection by interested parties.

Tenure:

The Council's seeks to agree a letting of the premises via its standard lease for a term of six years from a date to be agreed with an upwards only rent review at the end of the third year. The rent is to be reviewed/increased in-line with the Retail Price Index (RPI). The Lease is to be contracted out of Sections 24 to 28 of the Landlord and Tenant Act 1954. The Tenant would be responsible for all internal repairs, maintenance, and decoration along with the shop front (including plate glass and shutters). The Landlord will insure the building only and recharge the cost of the premium annually to the Tenant by way of additional rent. (In the event of a claim made on the Landlord's Building's insurance Policy, the tenant would be responsible for paying any excess due under the policy). All other insurance would be the Tenant's responsibility. However, flexible lease terms will be considered upon request. Anyone interested in taking a lease of these premises should seek their own independent Legal advice.



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Costs:

The Lessee will be responsible for the Landlord's surveyor's fees (£500) and legal costs incurred (approximately £1,700 plus VAT) in the granting of the lease.

Offers:

Rental in excess of £7,500 per annum exclusive are invited for a lease of the premises on the terms as set out in the 'Tenure' section above. However, flexible lease terms will be considered. Offers should be submitted by e-mail only to: assetmanagment@walsall.gov.uk

All offers must contain the following information:

- 1) Within the title of your e-mail please type: 'Offer for 33 Queen Elizabeth Avenue.
- 2) Please confirm your full name, home address, mobile number, landline number and e-mail address.
- 3) Please state the amount of annual rent you are prepared to offer for the property.
- 4) Provide brief details of what you intend to use the property for. (For example: 'Sale of DIY and decorating supplies').
- 5) Your National Insurance Number, and.
- 6) If your offer is to be recommended for approval, the Council will seek your consent to obtain a credit reference. The Council will also need to complete an identity check and will require a copy of your driving licence/Passport. Please confirm that you are willing and able to consent to a credit reference and identity check. (Please state: 'Confirmed'. Or provide reasons why consent would not be given?).

Note: Walsall M.B.C. will use your personal details in connection with the letting of property by Asset Management. In the event of you becoming a Tenant or occupier of property managed by the Council your personal details will be used for the purposes of managing your account and any matters connected with your occupation. Your personal details will be treated confidentially and will only be shared if the Council is legally required to do so or with other agencies for the purposes of credit referencing and debt recovery. Your details could therefore be passed on to utility companies, Business Rates and debt collection agencies should Asset Management be notified that sums are due.

Viewings and General Enquiries:

To enquire about the property please contact Asset Management during normal office hours.

- Asset Management on 01922 658338 or AssetManagement@walsall.gov.uk

Note that any form of inspection of the building is done so entirely at the individual's own risk. The Council will accept no responsibility for any loss, damage or injury sustained during any inspection.

Money Laundering:

Relevant parties to any transaction will be required to provide appropriate proof of identity to comply with the Money Laundering Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (The 2017 Regulations).



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Misrepresentation Act 1967

These Particulars do not constitute or form part of any offer or contract.

All statements contained within these Particulars are made without responsibility on the part of the Council or its officers.

None of the statements contained in these Particulars are to be relied upon as statements or representations of fact. Potential purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement made herein.

Neither the Council nor any of its officers make or give any representation of warranty whatsoever in relation to the property described in these Particulars.

Offer Conditions.

The Council does not bind itself to accept the highest or any offer submitted.

No offer should refer to any other offer submitted. For example, offers made specifying a sum of money 'greater than the highest bid received' will not be considered.

Offers must be submitted by e-mail containing all the information requested and sent to:
assetmanagement@walsall.gov.uk

The Council reserves the right to re-advertise or dispose of the premises by an alternative method at any time prior to completion.

The Council will not be responsible for any costs incurred by potential tenants in their pursuit of this or any other property.

All proposed lettings, including this transaction, need to be formally approved in accordance with the Council's Constitution before any formal legal documentation can be completed.

The Council requires proof of identity prior to completion of the Lease. Prospective tenants are therefore required to provide their National Insurance Number and either a Driving Licence or Passport together with a recent utility bill.

The Council is subject to The Freedom of Information Act 2000 ("Act") and The Environmental Information Regulations 2004 ("EIR").

As part of the Council's duties under the Act or EIR, it may be required to disclose information concerning the informal tender process or the Contract to anyone who makes a reasonable request.

If potential tenants consider that any of the information provided in their offer is commercially sensitive (meaning it could reasonably cause prejudice to the organisation if disclosed to a third party) then it should be clearly marked as "Not for disclosure to third parties" together with valid reasons in support of the information being exempt from disclosure under the Act and the EIR.

The Council will endeavour to consult with potential tenants and have regard to comments and any objections before it releases any information to a third party under the Act or the EIR, however the Council shall be entitled to determine in its absolute discretion whether any information is exempt from the Act and / or the EIR, or is to be disclosed in response to a request for information. The Council must make its decision on disclosure in accordance with the provisions of the Act or the EIR



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and can only withhold information if it is covered by an exemption from disclosure under the Act or the EIR.

The Council will not be held liable for any loss or prejudice caused by the disclosure of information that:

- has not been clearly marked as "Not for disclosure to third parties" with supporting reasons (referring to the relevant category of exemption under the Act or EIR where possible); or
- does not fall into a category of information that is exempt from disclosure under the Act or EIR (for example, a trade secret or which would be likely to prejudice the commercial interests of any person); and
- in cases where there is no absolute statutory duty to withhold information, then notwithstanding the previous clauses, in circumstances where it is in the public interest to disclose any such information.