

185-189 High Street | Bloxwich | Walsall | WS3 3LH

## Large high street retail unit available to let – subject to vacant possession

546.92m<sup>2</sup>  
(5,887ft<sup>2</sup>)

- Set along a popular high street retail pitch
- Use class E consent
- Nearby retailers in the vicinity include Greggs, Specsavers, Card Factory, Savers and Ladbrokes
- Located approximately 3 miles north of Walsall and 7 miles east of Wolverhampton



TO LET



Location



Gallery



Contact





Location



Gallery



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## Location

The subject unit sits on the main retail thoroughfare in a secondary retail pitch, close to the main town centre car park. Bloxwich is a small market town with a population of approximately 25,500 people and is located approximately 3 miles North of Walsall, 7 miles East of Wolverhampton and 7 miles South of Cannock.

National operators along the High Street include **Greggs, Specsavers, Ladbrokes, Savers** and **Card Factory**.

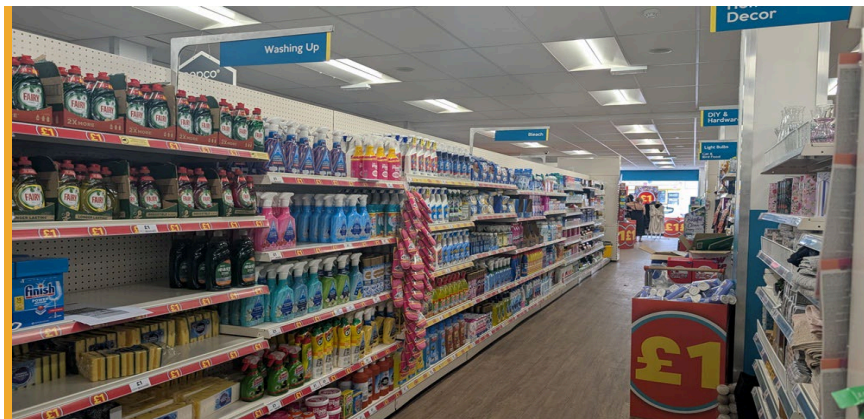
## Description

This property is situated along a popular high street retail pitch, offering strong visibility and consistent footfall. Benefiting from Use Class E consent, the unit is suitable for a variety of commercial uses, including retail, café, office, and other service-based operations. This unit benefits from electric roller shutters and rear loading access.

## Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses – retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries to Walsall Council)





## Floor Areas

The property provides the following approximate areas:

Description	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	546.92	5,887
Ground Floor Ancillary	79.62	857
<b>Total</b>	<b>626.54</b>	<b>6,744</b>

(Not all the demised areas were accessible during our site inspection. Interested parties are advised to make their own enquiries. This information is given for guidance purposes only)

## Rent

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a quoting rent of:

**£40,000 per annum**  
**(Forty thousand pounds)**

## EPC

The property has an EPC Rating of C-56.

## VAT

The property is elected for the purposes of VAT and will be charged in addition to the rent.





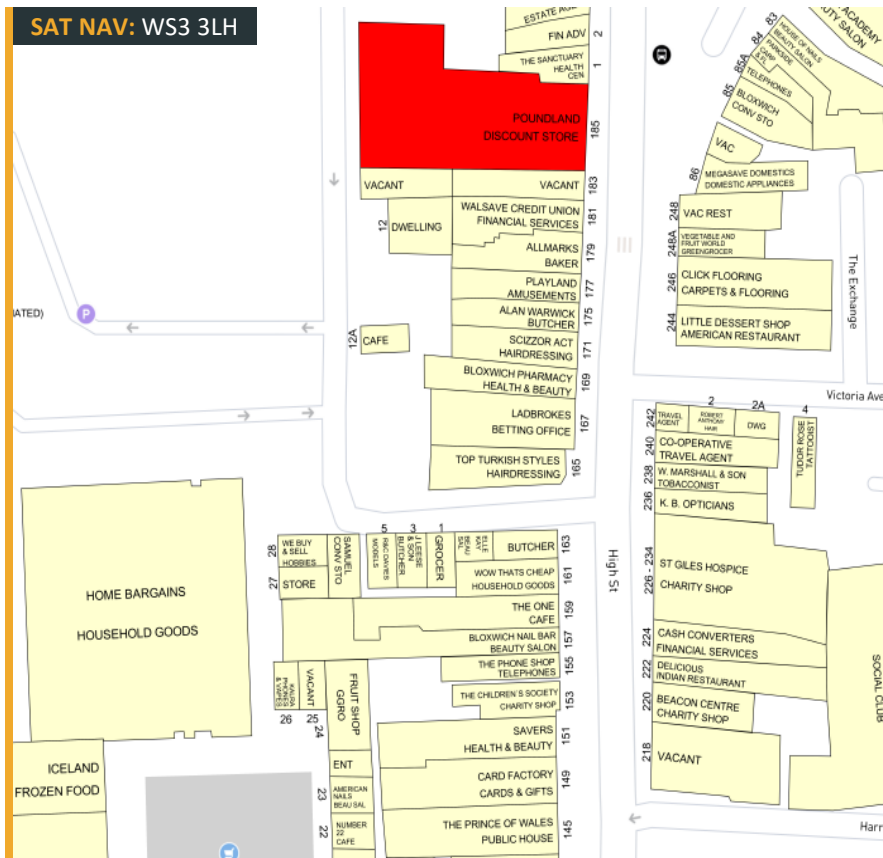
Location



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## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

**Rateable Value (RV):** £44,250

**UBR Multiplier:** 49.9p (RV below £51,000)/54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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**Oliver Daniels**

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