



UNIT 11

M Aldridge, Anchor Parade  
Walsall, West Midlands  
WS9 8QP

Occupiers Include



**DESCRIPTION**

Unit 11 occupies a prominent position within the busy Anchor Parade in Aldridge, offering a versatile ground-floor retail space suitable for a variety of operators. The unit benefits from strong visibility, steady footfall, and close proximity to established retailers, making it well-placed for both new and growing businesses.

- Prominent frontage within a well-established retail parade
- High pedestrian flow throughout the day
- Multiple nearby customer parking options
- Easy access via public transport and surrounding residential areas

**UNIT SIZE**

Total Area: 1,842 sq.ft (171.1 sq.m)

**RENT**

£15,500 PA exclusive

**BUSINESS RATES**

Rateable Value: Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief

**SERVICES**

All mains services are available.

**SERVICE CHARGE & INSURANCE**

Service Charge: £5,139.32 PA exclusive

Insurance: £553.67 PA exclusive

**ENERGY PERFORMANCE**

Further information available upon request.

**PLANNING**

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

**LEGAL COSTS**

Each party is responsible for their own legal costs in connection with the granting of a lease.

**58**

Units On-Site

**148,878 sq.ft**

Total Area

**What Three Words**

undulation.arrow.rested




**466.1k** Catchment Population  
within a 20 minute drive\* time

\*data from Mytraffic




Stronger mid-income profile and fewer low-income households than UK average



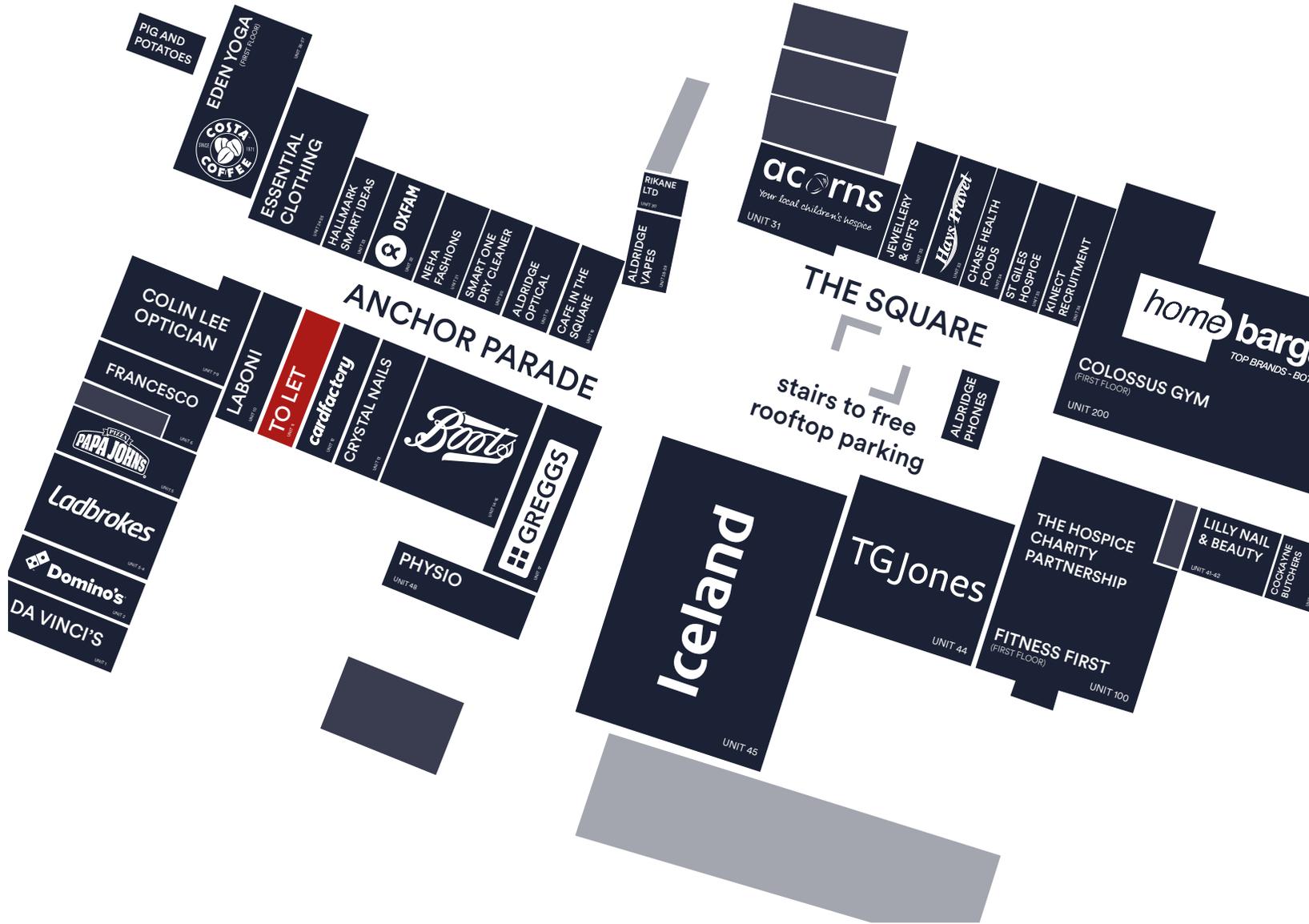

**FREE**  
On-Site Car Parking




**£18.6k** Purchasing Power  
2.28% increase year on year

Annual average per capita





**Robert Ellis**  
07918 931081  
REllis@lcpproperties.co.uk



**Bruno Coppola**  
Shopping Centre Manager  
07503 212474  
BCoppola@lcpproperties.co.uk

**Viewing**  
Strictly via prior appointment  
with the appointed agents

**Creative Retail**  
**0121 400 0407**  
[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

**Guy Sankey**  
0741 540 8196  
guy@creative-retail.co.uk

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profits, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May2018.pdf).

\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.