

# TO LET

# TSR

TOWLER SHAW ROBERTS

## PROMINENT RETAIL UNIT IN TOWN CENTRE



**3 High Street  
Wednesfield  
West Midlands  
WV11 1SP**

- **Use Class: E (Retail)**
- **Prominent Town Centre location**
- **Approximately 584 sqft (54.3 sqm)**
- **Rent: £7,000 per annum exclusive**

## Call **01902 421216**

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

### Location

The property occupies a prominent position on the High Street in Wednesfield town centre amongst other retail units and within close proximity to the Bentley Bridge retail park. The area benefits from a good mix of retailers and services as well as boasting more than adequate off-road parking.

### Description

The premises comprise a ground floor shop unit with rear storage room, first floor stores / offices plus WC and kitchen facilities. The unit has good frontage onto Wednesfield High Street and also features car parking to the rear.

### Accommodation

	Sqft	Sqm
Ground Floor	189	17.6
Ground Floor stores	117	10.88
First Floor	278	25.86
<b>Total</b>	<b>584</b>	<b>54.3</b>

### Tenure

The premises are available on a new lease from term of years to be agreed.

### Rent

£7,000 per annum exclusive.

### Business Rates

At the date of printing, the property was assessed on the Valuation Officer’s website for the 2023 Rating List as follows:

Description – Shop and premises.

Rateable Value - £5,200

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

### Services (Not Checked or Tested)

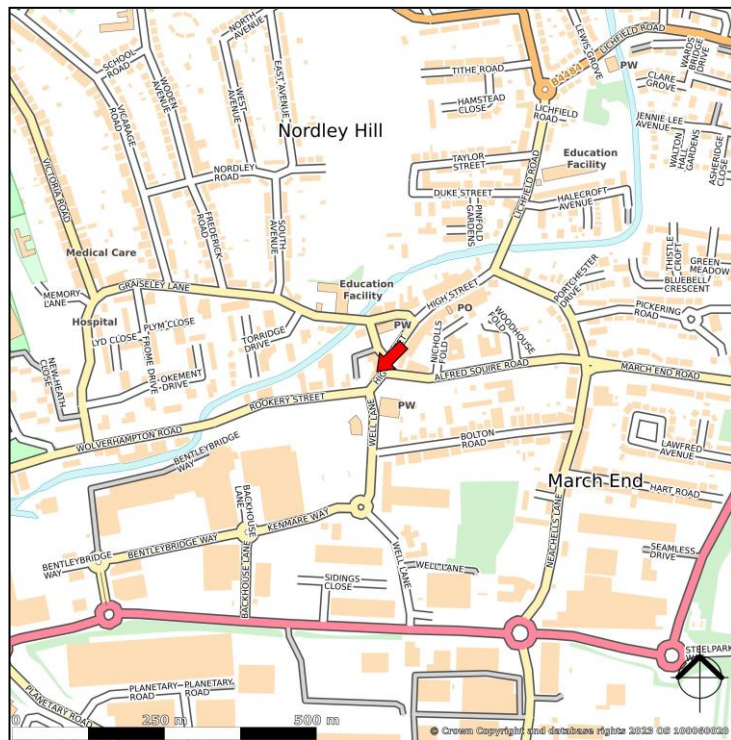
We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

### Energy Performance Rating

Energy Performance Asset Rating: Upon Request

### Local Authority

The property is located within the City of Wolverhampton Council.



For Reference Only

Not to Scale

### Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

### Legal Costs

In the event of a lease being granted the Tenant is to be responsible for the Landlord’s reasonable legal costs.

### Anti-Money Laundering (AML) Regulations

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

### VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

### Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

April 2023

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

Also at  
**TSR House**  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at  
**Unit 8, Hollinswood Court**  
Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

### Consumer Protection from Unfair Trading Regulations 2008

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”