

TO LET

PROMINENT VERSATILE COMMERCIAL PREMISES IN POPULAR VILLAGE



Rock House
Dental Practice
Old Hill
Tettenhall
Wolverhampton
WV6 8QB

TSR
TOWLER SHAW ROBERTS

KEY FEATURES

- Prominent commercial premises
- Situated on the outskirts of popular Tettenhall Village
- Close to the main A41 The Rock
- Approx. floor area of 1,309 sqft
- W/C and Kitchen facilities
- Currently occupied as a Dental Practice
- Car parking available
- **Rent: £40,000 per annum exclusive**

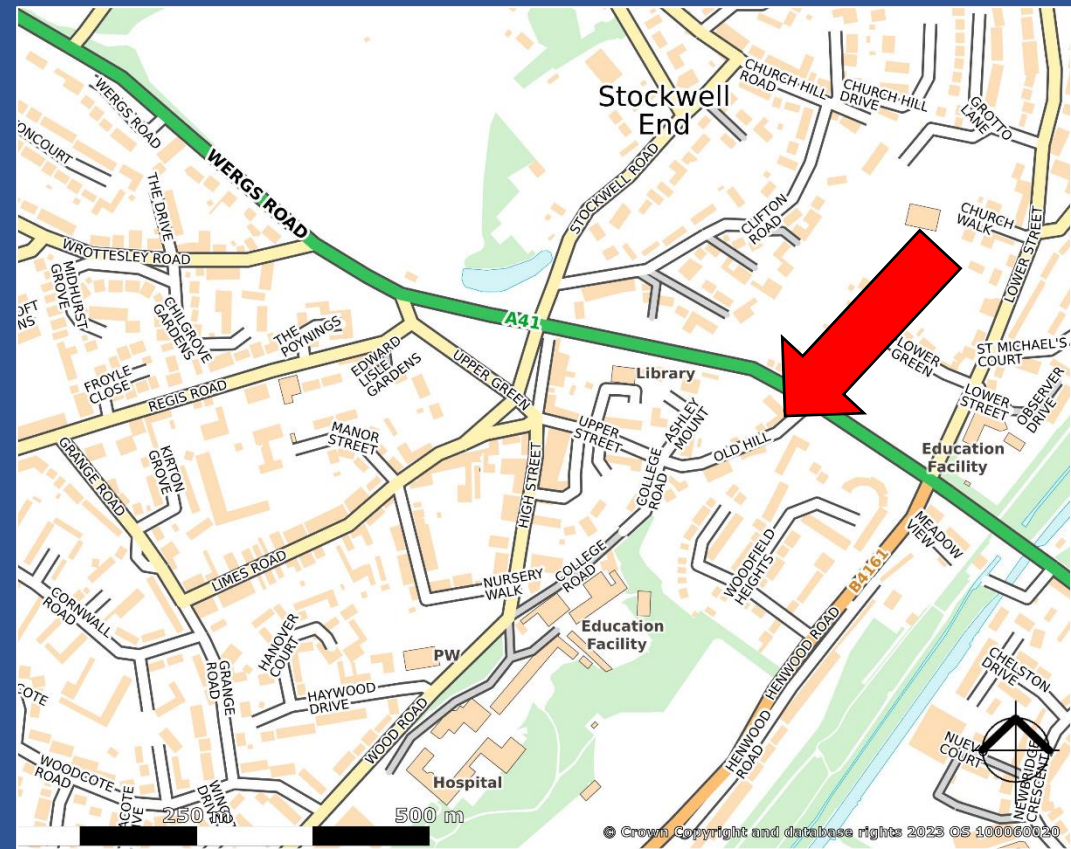
DESCRIPTION & SITUATION

The premises are well located on the corner of Old Hill and the main A41 The Rock, on the outskirts of the popular Tettenhall Village. The surrounding premises include a mix of corporate occupiers (Co-op, Lloyds Bank) together with a varied mix of local retailers.

The ground floor commercial area has an open plan reception / waiting area with 3 private treatment rooms and separate kitchen and WC facilities.

The space extends to approximately 1,309 sqft and offers a versatile area that can be utilised by a variety of businesses.

The property benefits from a private car park to the front which is accessed off the A41 The Rock.



ACCOMMODATION

The property provides the following Net Internal Floor Areas:

	Sq. Ft.	Sq. M
Reception/Waiting Area	602.8	56
Treatment Rooms	579.2	53.8
Kitchen	127.0	11.8
<u>Total NIA</u>	<u>1,309</u>	<u>121.6</u>

(Measurements taken from the VOA website)

TENURE

The premises are available To Let on a new full repairing and insuring Lease basis for a term of years to be agreed.

RENT

£40,000 per annum exclusive.

VAT

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

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 – Surgery and Premises

Rateable Value – £19,750

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.

ENERGY PERFORMANCE RATING – Upon Request

SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

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.

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING (AML)

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

VIEWING

Strictly by appointment with the sole Letting Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA

Tel: 01902 421216

Email: wolverhampton@tsrsurveyors.co.uk



September 2023

Important Notice

"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."