

TO LET

TSR

TOWLER SHAW ROBERTS

PROMINENT RETAIL PREMISES IN THE TOWN CENTRE



- High Street retail premises in popular town of Wednesfield
- Located in a prominent position
- Approximately 613 Sqft (57.01 Sqm)
- Car parking available to the rear
- **Rent: £8,100.00 per annum**

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

Call 01902 421216

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 features car parking to the rear.

Accommodation

	Sqft	Sqm
Ground floor	316	29.42
First floor	297	27.59
Total	613	57.01

Services (Not Checked or Tested)

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

Service Charge

A service charge may be levied for the recovery of the landlord's expenditure in maintaining common parts of the building.

Tenure

The premises are available To Let on a new full repairing and insuring Lease basis for a minimum term of 3 years.

Rent

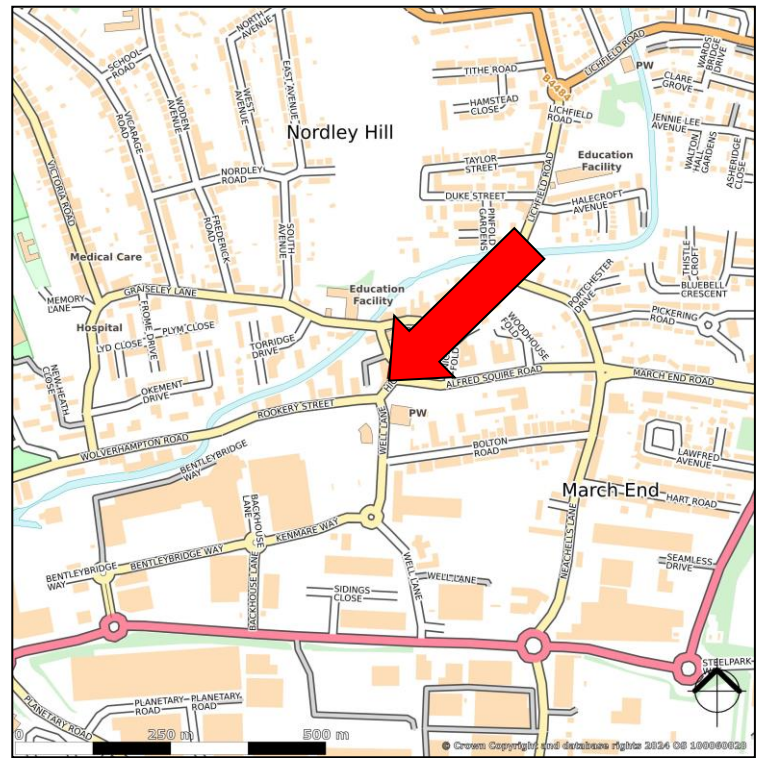
£8,100.00 per annum exclusive

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website from 1st April 2023 - present 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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating – E123

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 the City of Wolverhampton Council.

Legal Costs

The incoming tenant will be responsible for payment of the Landlord's legal costs including VAT in connection with the grant of a Lease.

VAT

All costs/prices are subject to VAT.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@twsurveyors.co.uk.

June 2024

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
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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

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