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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

TO LET

RETAIL/OFFICE

**123 LONG KNOWLE LANE
WEDNESFIELD
WOLVERHAMPTON
WV11 1JG**

464 sq ft (43 sq m)

Good road frontage.

Wolverhampton City Centre within 3 miles.

Immediate occupation available.

Communal parking.

bulleys.co.uk/longknowle



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Wolverhampton
01902 713333
View more at bulleys.co.uk

Oldbury
0121 544 2121

LOCATION

The property is located near the corner of Blackhalve Lane and Long Knowle Lane and is in close proximity to the A460 providing access to the Junction 1 of the M54 Motorway which provides access to the local and national motorway network. Wolverhampton City Centre is approximately 3 miles distant.

The property benefits from good road frontage.

DESCRIPTION

The premises comprise an end terrace, double fronted retail premises with a partitioned offices, kitchenette and WC facilities.

Electric heaters (not tested) and spotlights are provided and there is an electric roller shutter over the front entrance door and windows, with additions roller shutters or security bars to the fire exit and rear windows.

ACCOMMODATION

Net internal floor area approximately:-

Sq ft	Sq m
464	43

OUTSIDE

Communal parking is provided to the access road and there is further on-road parking available.

SERVICES

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

We confirm we have not tested any of the service installation and any occupiers must satisfy themselves independently as to the state and condition of such items.

TERMS

The property is available by way of a new full repairing and insuring lease on a term to be agreed.

RENTAL

£8,000 per annum exclusive

PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 551155.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £5,500.00

Rates Payable: £2,703.25 (April 2021/22)

The above rates payable figure does not take into account any Small Business Rates Relief and/or Transitional Relief/Surcharges which may be applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 555802.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

An EPC has been commissioned and the property has been awarded the grade 103 E.

WEBSITE

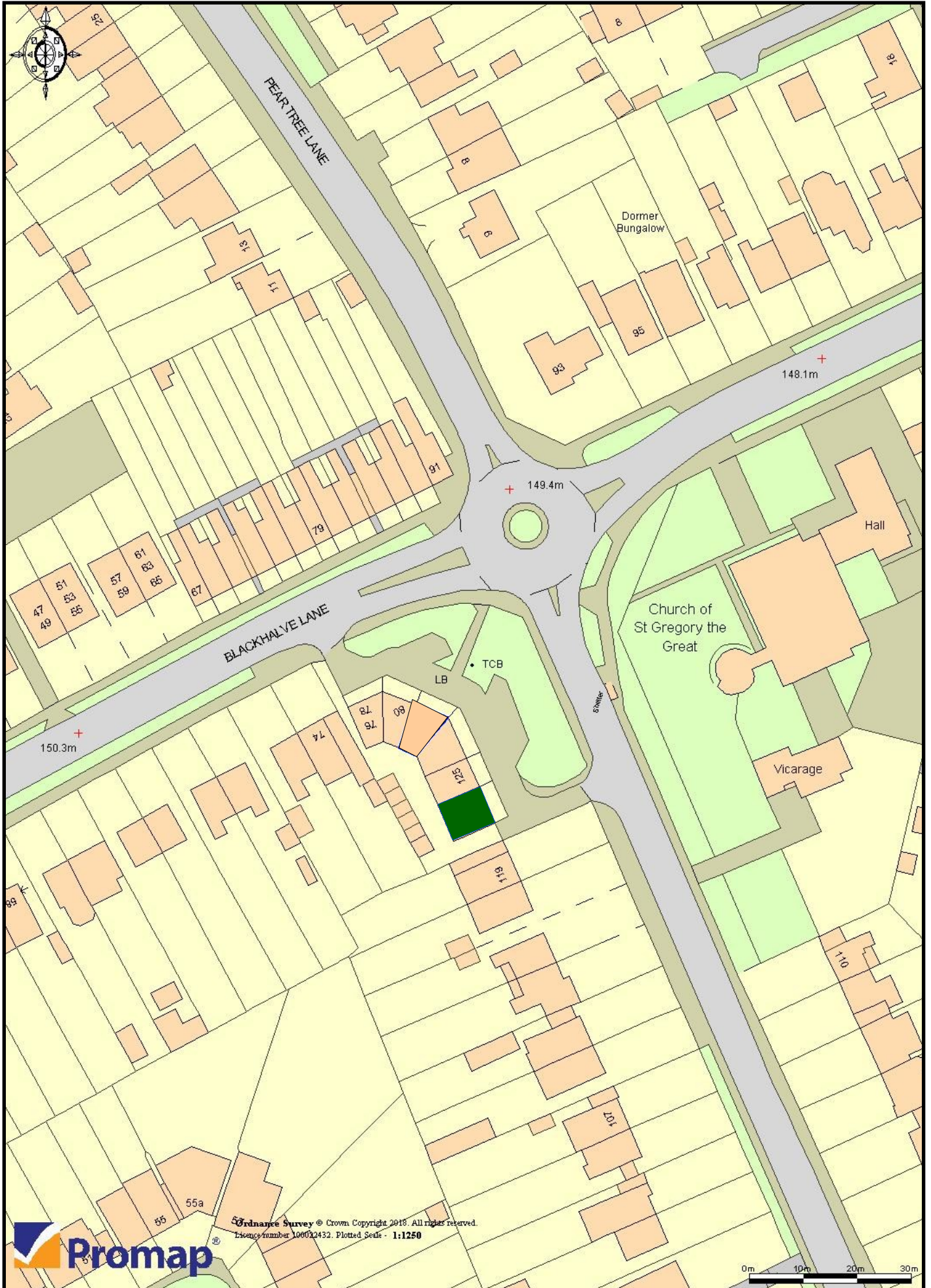
Aerial photography and further information is available at bulleys.co.uk/longknowle

VIEWING

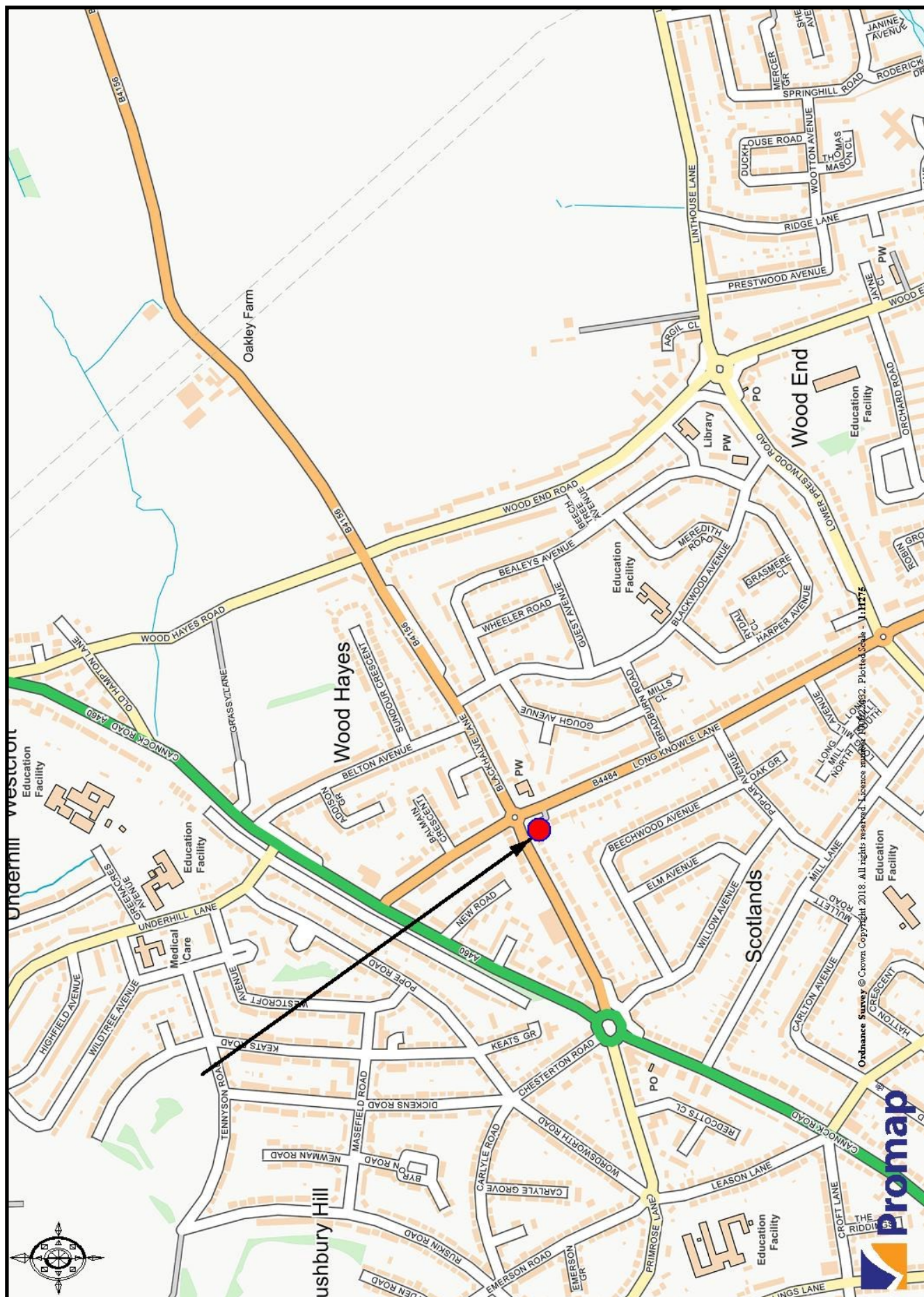
Strictly by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333.

Details prepared 12/21.





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

- Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:
- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
 - (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
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 - (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.