

Bloxwich, 154 High Street, WS3 3JT

Retail Premises - Leasehold



LOCATION

The property is located in a prominent position on High Street, Bloxwich opposite the main junction with Elmore Green Road.

DESCRIPTION

The property comprises a ground floor retail unit with sales area to the front and further accommodation / stores to the rear. The property has toilet facilities and rear pedestrian door access.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Ground Floor Area	62.64 sq m	674 sq ft
-------------------	------------	-----------

TENURE

The premises are available to let by way of a new lease for a term of 5 years or more.

USE

All interested parties are advised to check their proposed use with the local planning authority.

RENT

£10,000 per annum, exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £7,900

Interested parties should verify this information with the local rating authority.

LEGAL COSTS

A holding deposit will be payable and used against abortive legal costs if the transaction does not reach a legal completion, or off set against rent due following completion.

VAT

We are advised that VAT is not payable.

EPC

C64

TIMING

Possession is available on completion on legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk

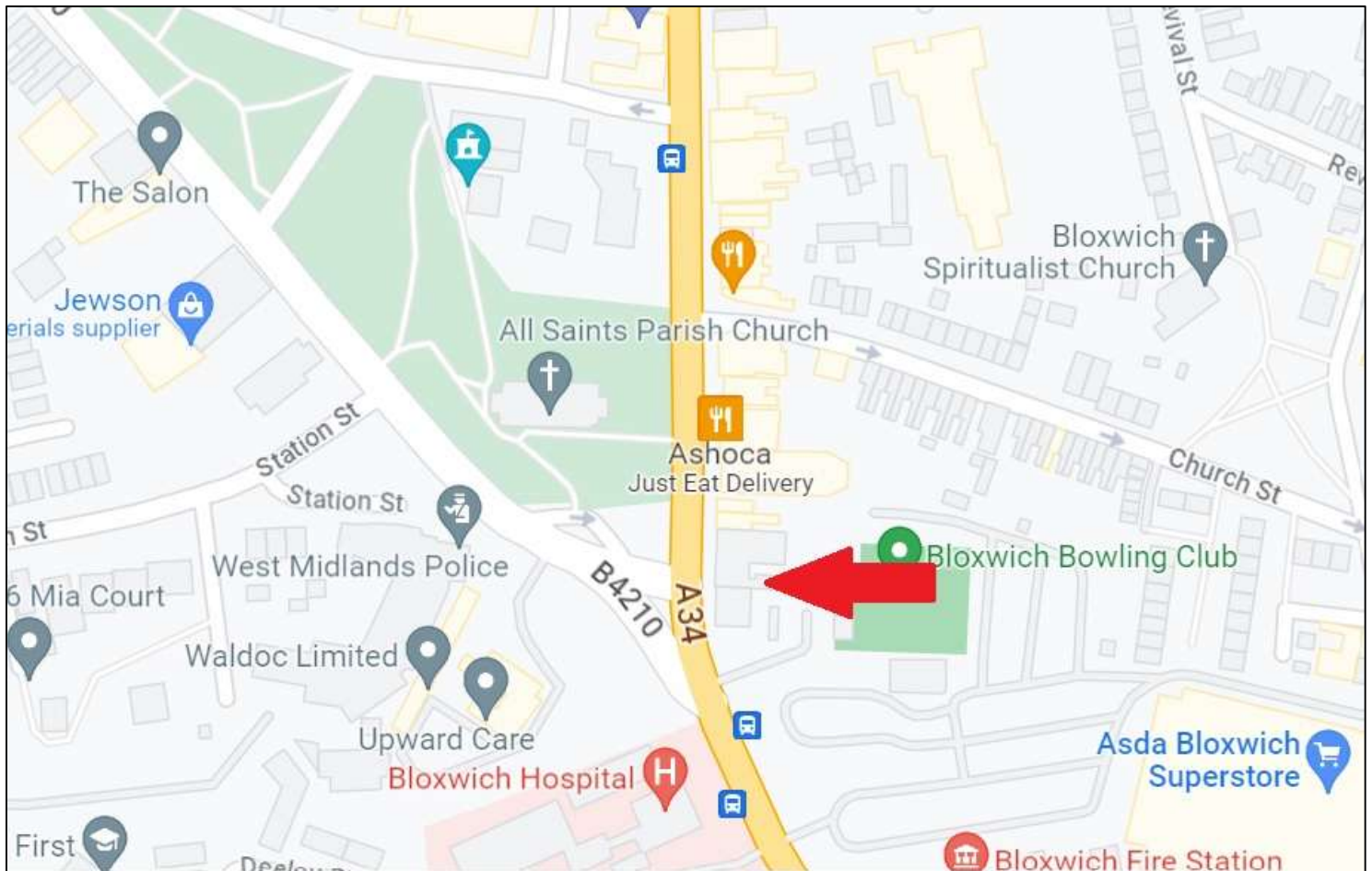
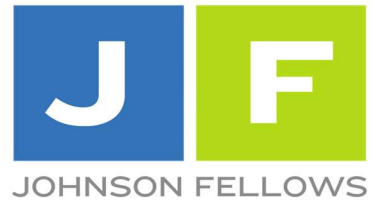


0121 643 9337

info@johnsonfellows.co.uk
www.johnsonfellows.co.uk

Bloxwich, 154 High Street, WS3 3JT

Retail Premises - Leasehold



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.