

# Willenhall, 9 Market Place, WV13 2AA

Retail Premises – Leasehold



## LOCATION

Willenhall is a market town situated between Wolverhampton and Walsall. The property fronts Market Place in the town centre and is situated next to Lloyds Bank.

## DESCRIPTION

The property comprises of ground floor double fronted sales area to the front with central double door entrance and ancillary to the rear. Kitchen and toilet facilities and access to the rear parking are provided.

## ACCOMMODATION

The premises comprise the following approximate floor areas:

|                |                    |                    |
|----------------|--------------------|--------------------|
| Sales Area     | 81.05 sq m         | 872 sq ft          |
| Rear Ancillary | 34.55 sq m         | 372 sq ft          |
| <b>TOTAL</b>   | <b>115.60 sq m</b> | <b>1,244 sq ft</b> |

The areas stated are on a NIA basis excluding w/c facilities.

## TENURE

The premises are available by way of a new lease for a term of years to be agreed.

## RENT

£15,500 per annum

## RATES

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

Rateable Value £14,250

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

## EPC

E - 124

## SERVICE CHARGE

A Service Charge applies to cover upkeep of the building structure and any relevant common areas.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

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

## CONTACT

Richard Bache

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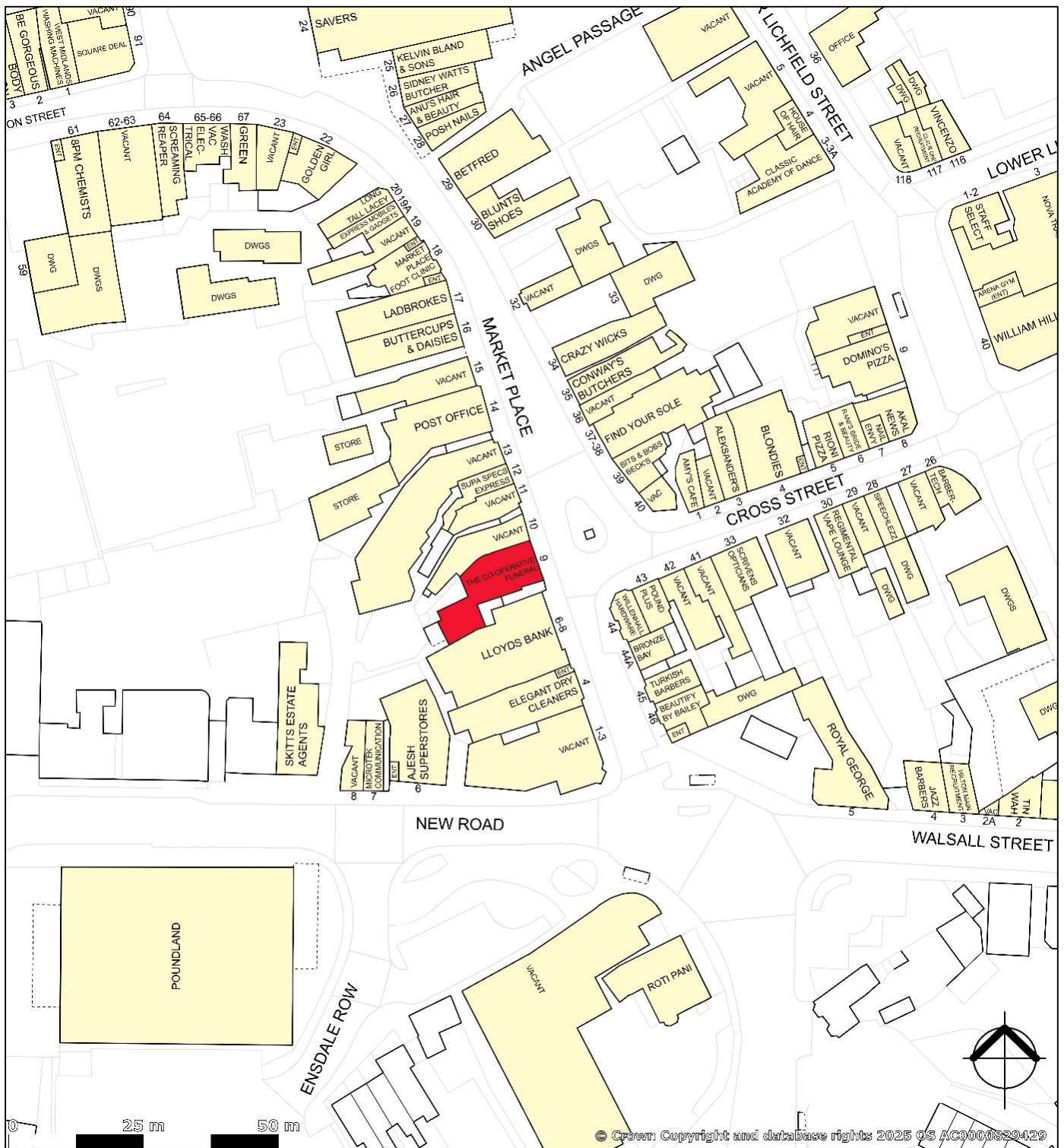
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