

TO LET – RETAIL



TSR

TOWLER SHAW ROBERTS

60 CHAPEL ASH | WOLVERHAMPTON | WV3 0TT

RETAIL UNIT APPROXIMATELY 553.91 SQ FT (51.46 SQM)

TEL: 01902 421216 EMAIL: wolverhampton@tsrsurveyors.co.uk

- Retail unit approx. 553.91 sq ft (51.46 sqm)
- Prominent location with a high level of passing traffic
- **Rent: £12,000.00 per annum exclusive**

Location

The property is located on the prominent retail A41 road close to Wolverhampton City Centre, approximately 0.5 miles away. The surrounding area includes a mix of retailers and professional firms, with a large Sainsburys supermarket and subway nearby.

The property is also situated close to many bus stops and the train station is only 1.5 miles away via the A4150. This provides excellent transport links to the surrounding areas.

Description

The property comprises of a ground floor retail space which extends to approximately 553.91 sqft (51.46 sqm) in total. Within this area there is a W/C and kitchen facilities. The property also benefits from a prominent retail glass frontage positioned facing Chapel Ash and the busy main A41 road.

Accommodation

	Sqft	Sqm
Ground/Lower Tier	411.40	38.22
Upper Tier	142.51	13.24
Total:	553.91	51.46

Services (Not Checked or Tested)

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

Tenure

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

Rent

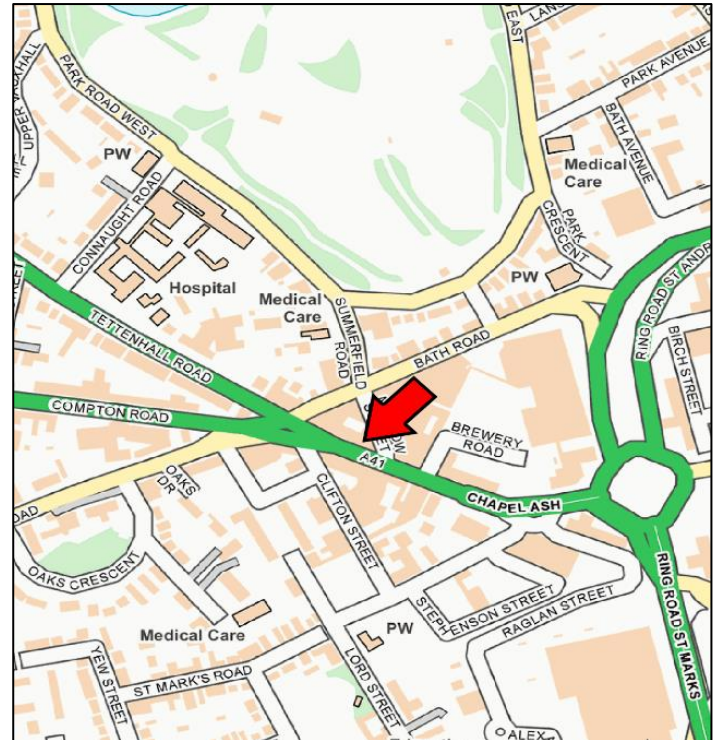
£12,000.00 per annum exclusive.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and Premises
Rateable Value – £9,500

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
Reproduced from the Ordnance Survey Map with permission of the controller of H.M. Stationery Office Crown. Copyright reserved. Licence No. E5100008021

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.

Energy Performance Rating

Energy Performance Asset Rating: C71

Local Authority

The property is located within Wolverhampton City Council.

Legal Costs

Each party will be responsible for their own legal costs incurred.

VAT

All prices are exclusive of VAT.

Viewing

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

September 2019

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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

"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."