

RETAIL TO LET



42 MARKET PLACE | WILLENHALL | WV13 2AA

Attractive Café in prime location

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

- Two-storey property approximately 961 sqft.

- Located in Willenhall Town Centre

- **Rent: £7,500 per annum exclusive**

Location

The property is located in the heart of Willenhall Town Centre, amidst a mix of local/national retailers and service providers. Willenhall also benefits from the hosting of it's local market 3 times a week.

Description

The ground floor of the property, currently utilised as a Café, extends to 597 sqft and incorporates a kitchen, a dining area and male/female W/C facilities. The upper floors are accessible via internal stairs and are used for storage purposes.

Accommodation

	Sqft	Sqm
Ground Floor	597.4	55.5
First Floor	363.8	33.8
Total:	961.2	89.3

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 full repairing and insuring Lease basis for a term of years to be agreed.

Rent

£7,500 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 – £10,000

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.

Energy Performance Rating: D97

Local Authority

The property is located within Walsall Borough Council.

Planning

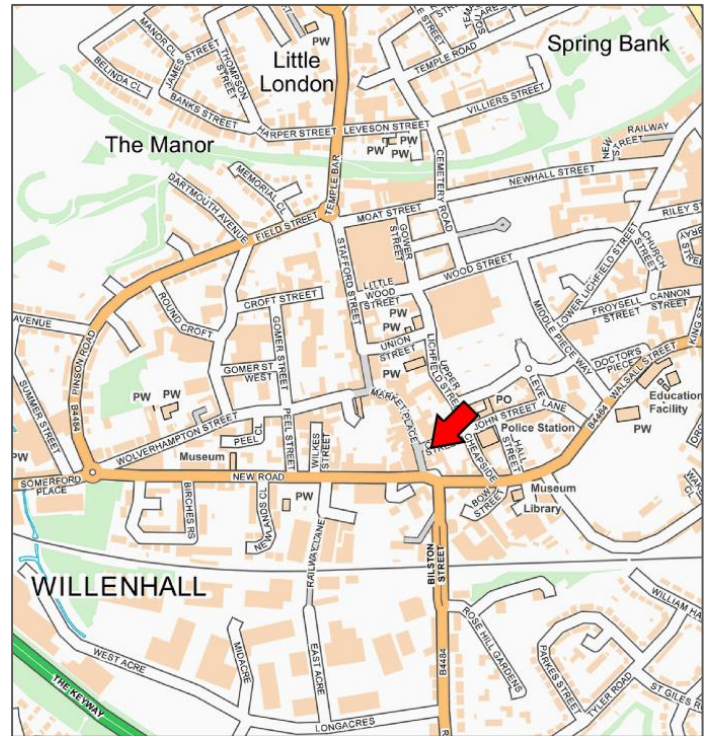
Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Legal Costs

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

VAT

All costs are exclusive of, but subject to, VAT if applicable.



For Reference purpose only Scale: Not to Scale
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Viewing

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



Date: 5th December 2019

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