

# TO LET/MAY SELL

**BILSTON: 95 CHURCH STREET, WV14 0BJ**



## LOCATION

Bilston is a town in the English county of West Midlands, situated in the southeastern corner of the City of Wolverhampton.

The property is located in the main shopping district of the town. The position benefits from a strong passing footfall with a good range of trades represented in the locality. National retailers include **Iceland, Superdrug, Argos, Poundland, Greggs, Lloyds Bank, William Hill, Acorns, Barnados and Cancer Research** alongside many more household names..

## DESCRIPTION

The premises comprise a two storey brick built retail unit with a long shop frontage. The accommodation provides a main sales area on the ground floor and further sales/storage areas on the first floor.

## ACCOMODATION

The accommodation comprises as follows:-

	Sq.m	Sq.ft
Ground Floor	191	2,057
First Floor	180	1,938
<b>TOTAL</b>	<b>371</b>	<b>3,995</b>

All areas and dimensions given are approximate.

## TENURE

A new full repairing and insuring lease would be granted for a term of 10 years.

## RENT

£35,000 per annum exclusive

## RATES

According to the Valuation Office Non-domestic Rating list 2017, the following rentable values apply:-

Ground (Retail Zone A, B & C)	£22,220
Ground (rear + storage)	£2,497
First (storage + staff toilets)	£2,682

## SERVICES

Mains electricity, gas, water and drainage are available to the property. The services have not been tested. Interested parties are advised to make their own enquiries.

## LEGAL COSTS

Each Party is to be responsible for their own legal costs.

## CONTACT

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## OUR SERVICES:

ACQUISITION & DISPOSAL  
PROPERTY MANAGEMENT  
ASSET MANAGEMENT  
INVESTMENT  
LANDLORD & TENANT  
DEVELOPMENT  
RATING

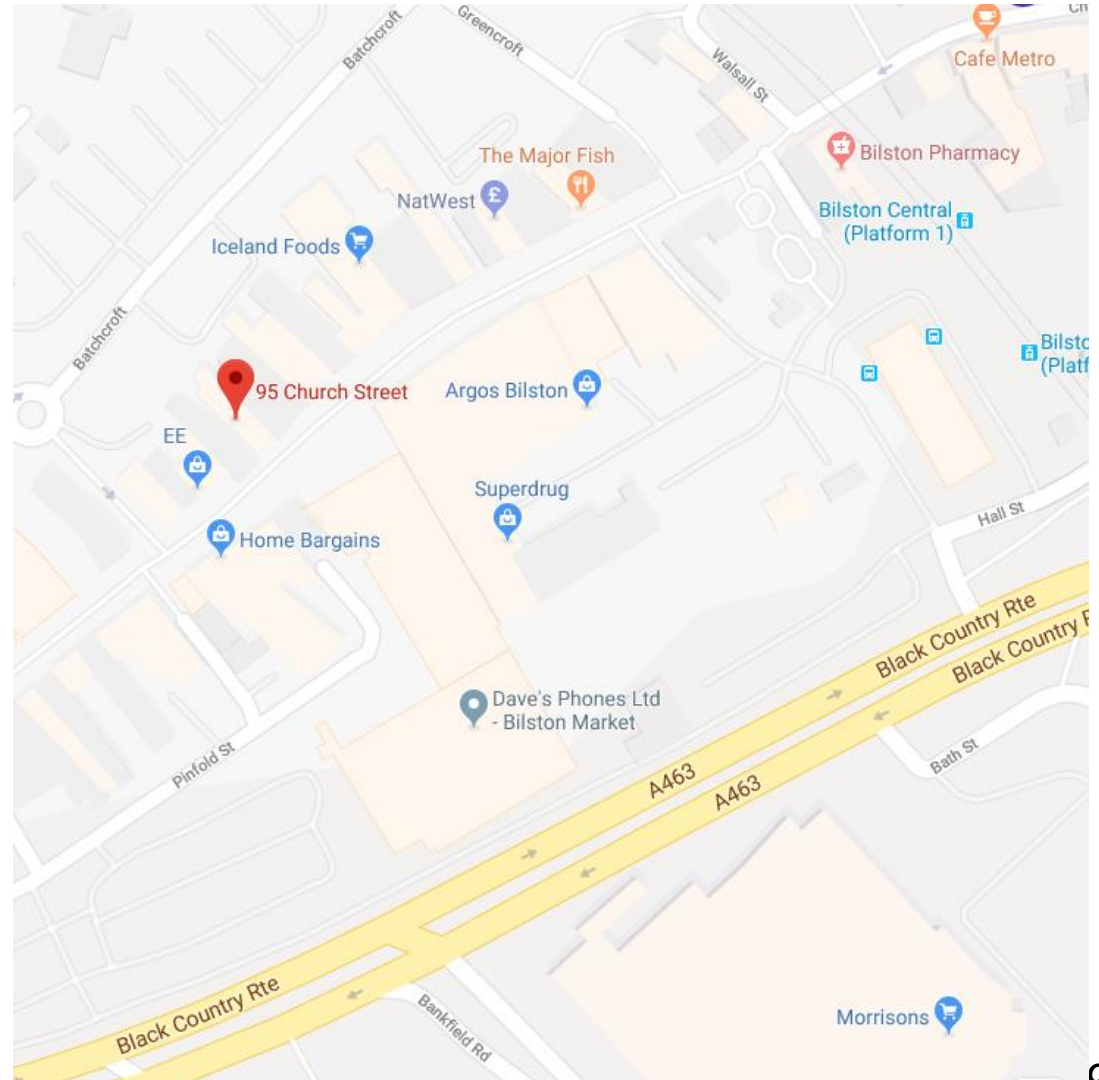
### Misrepresentation Act 1967

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

### Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.).  
Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

Date: June 2018



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