



4 Union Street, Wednesbury, WS10 7HD

TO LET

RETAIL & LEISURE

Size
418 sq ft (39 sq m)

Rent
£6,000

Location

The property is located at the top end of the busy pedestrianised zone of Union Street. Nearby traders include the Co-op Pharmacy, Greggs and Walkers Meats next door.

Viewing

By arrangement with the agents:

Michael Tromans & Co
Tel: (01902) 425646

Accommodation (Areas are Approximate)

Shop 418 sq.ft / 39 sq.m

Subject to Contract

JS/SC/18-8-2015

Rent

£6000 per annum exclusive.

Lease

New lease available on terms to be agreed

Business Rates

Rateable Value: £7,400.00

Interested parties are advised to make their own enquiries with the local rating authority to verify the above. Small Business Rates Relief may also be applicable upon application.

EPC Rating

D - 94

VAT

Will be charged as appropriate.

Costs

A contribution towards landlord's legal and agency costs may be required along with a deposit to cover abortive costs should the transaction fail to complete.

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