



288 Coalway Road, Wolverhampton, WV3 7NP

## TO LET

RETAIL & LEISURE

**Size**  
662 sq ft (62 sq m)

**Rent**  
£LET AGREED

## Location

The property is located in the busy local shopping centre of Merry Hill, approximately two miles from Wolverhampton City Centre

The shop is situated in a parade which includes a vets surgery, fish and chip shop, pizza takeaway and William Hill bookmakers. Other nearby traders include Coop Food, Boots and Betfred

## Description

Ground floor retail shop unit with toilet and rear access. The property has the benefit of an electrically operated roller shutter

The property is presently fitted as a barbers shop

There is a large shared car park to the rear of the parade providing customer car parking

## Accommodation

Shop 662ft<sup>2</sup>

## Business Rates

RV £11500

Interested parties should verify the above with the local authority

## Tenure

The property is presently held on a lease expiring December 2031 (commencing October 2019)

Rent reviews every 3 years

Present passing rent £12500pa

Full repair, subject to schedule of condition

Tenant break options at December 2025 and 2028

## Service Charge

There is a service charge to cover maintenance of common areas

The landlord insures the property and recovers the premium

from the tenant

## Costs

The ingoing tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the lease

## Viewing

By arrangement with the agents:

Michael Tromans & Co

01902 425646

tromansandco@aol.com

Subject to Contract , August 2023

## Additional Images

