

Commercial Property Agents | 01902 425646

6 Waterloo Road Wolverhampton, WV1 4BL



288 Coalway Road, Wolverhampton, WV3 7NP

TO LET

RETAIL & LEISURE

662 sq ft (62 sq m)

£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 662ft²

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

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