



52 High Street, Wednesfield, Wolverhampton, WV11 1SZ

## TO LET

RETAIL & LEISURE

**Size**  
758 sq ft (70 sq m)

**Rent**  
£12,500

## Description

The premises comprises a shop in Wednesfield town centre. Nearby traders include Boots, Shoefayre, Greggs.

The property benefits from good servicing facilities and ample public car parking to the rear.

## Accommodation

(Areas are approximate)

Ground Floor Sales area 758 ft<sup>2</sup> / 70 m<sup>2</sup>

First Floor 290 ft<sup>2</sup> / 27 m<sup>2</sup>

including; stores, staff room, kitchen, cloakroom.

Second Floor Stores 320 ft<sup>2</sup> / 30 m<sup>2</sup>

## Rent

£12500pa

## Lease

New lease available on terms to be agreed.

## VAT

Will be charged as appropriate.

## Business Rates 2017

Rateable Value: £12,750.00

Interested parties are advised to make their own enquiries with the local council authority to verify the above. Small Business Rates discount may be applicable.

## 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.

## Viewing

By arrangement with the agents:

Mark Tromans

Michael Tromans & Co

Tel: 01902 425646

tromansandco@aol.com

## Subject to Contract

MRT/SC/30/10/15

## Additional Images

