



6 Waterloo Road Wolverhampton, WV1 4BL



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

MISREPRESENTATION ACT 1967: Michael Tromans & Co. for itself and for the vendors or lessors of this property whose agents they are give notice that are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Michael Tromans & Co. has any authority to make or give any or warranty whatever in relation to this property.

# **Additional Images**

