Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL




## 58-59 Union Street, Wednesbury, WS10 7HB

# TO LET

RETAIL & LEISURE

**Rent**
£20,000

Prominent Location

Double Fronted

http://www.michaeltromans.co.uk/qlink2839

## Location

The property is located in the busy pedestrianised zone of Union Street, in close proximity to the local market. Union Street comprises a good mix of local and national retailers to include Poundland, Co-op Pharmacy, Savers and Greggs.

## Description

The two storey property compirses a double fronted retail premises with full height glazed display windows set behind electric roller shutters. Internally the property is currently partitioned to provide a number of training / classrooms but, can easily be converted back to an open plan retail space. The first floor comprises a large store / breakout area, separate office and has the benefit of a small kitchen and male and female W.C. facilities.

## Accommodation

Ground Floor 1,418 sq.ft 131.76 sq.m

First Floor 599 sq.ft 55.70 sq.m

All areas approximate and measured on a net internal basis.

## Rent

£20,000 per annum, exclusive

## Lease

A new lease on a full repairing and insuring basis.

## VAT

Will apply

## Business Rates

Rateable Value £18,250

## EPC

To be assessed.

## Viewing

Strictly by appointment with Michael Tromans & Co LLP 01902 425 646

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