

# Commercial Property Agents | 01902 425646

6 Waterloo Road Wolverhampton, WV1 4BL



768 Stafford Road, Wolverhampton, WV10 6NR



**Size** 536 sq ft (50 sq m)

Rent £NOW LET

## Location

This shop is situated in a small Parade of shops in an area known as Fordhouses on the busy Stafford Road (A449), which links Wolverhampton City Centre with junction 2 of the M54 motorway.

## Description

Retailers within the parade are predominantly of a convenience based nature, catering for the local residents, factory workers and passing trade. Shop traders include a Fish & Chip Shop, Newsagents, cafe, and hair salon.

The shop previously traded as Amelia's

#### Accommodation

(all areas are approximate)

Ground Floor Shop 536 sq.ft

WC

#### Rent

£9000 per annum exclusive

## VAT

This property is not currently elected for VAT.

## Lease

New lease available on terms to be agreed.

## **Business Rates**

Rateable Value: £8,400.00

#### EPC Rating

C - (57)

## Viewing

By arrangement with the agents: Michael Tromans & Co Tel: (01902) 425646

#### Subject To Contract

MRT/SC/23-01-2017

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