

## PRIME RETAIL UNIT TO LET

**8 MARKET WAY  
BILSTON  
WV14 ODR**



### Location

The premises are situated in a prime location within the Market Way Mall in Bilston Town Centre. The premises are adjacent to **Pound Bakery** and in close proximity to **Boots Chemist, Greggs, CEX, Alan Warwick Butchers** and **Peacocks**.

### Description

The premises provide a modern purpose built retail unit providing ground floor trading space, rear ground floor servicing access.

### Accommodation

The premises comprise of the following approximate floor areas and dimensions:-

<b>Gross Frontage</b>	<b>17' 8"</b>	<b>5.38 m</b>
<b>Shop Depth</b>	<b>51'3"</b>	<b>15.62m</b>
<b>Internal Width</b>	<b>16' 8"</b>	<b>5.08 m</b>
<b>Built Depth</b>	<b>59' 6"</b>	<b>18.12m</b>
<b>Sales Area</b>	<b>839 sq ft</b>	<b>77.95 m<sup>2</sup></b>
<b>External Store</b>	<b>26 sq ft</b>	<b>2.41m<sup>2</sup></b>

### Tenure

The property is available on a new effectively full repairing and insuring lease for a term to be agreed incorporating 5 yearly upward only rent reviews.

### Rent

Offers in the region of **£28,500** per annum exclusive of rates, service charge and VAT, subject to contract.

### EPC

The Energy Performance Asset Rating of the premises currently falls within category D.

A copy of the Energy Performance Certification can be made available upon request.

### Rateable Value

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

<b>Rateable Value (2017 Assessment)</b>	<b>£22,250</b>
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We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

### Service Charge

The premises are subject to a variable service charge payable quarterly in advance, details available upon request.

### Legal Costs

The ingoing tenant will be responsible for all of our client's proper reasonable costs incurred in the proposed transaction.

### Viewing

**Viewing is by prior arrangement with the sole letting agents:-**

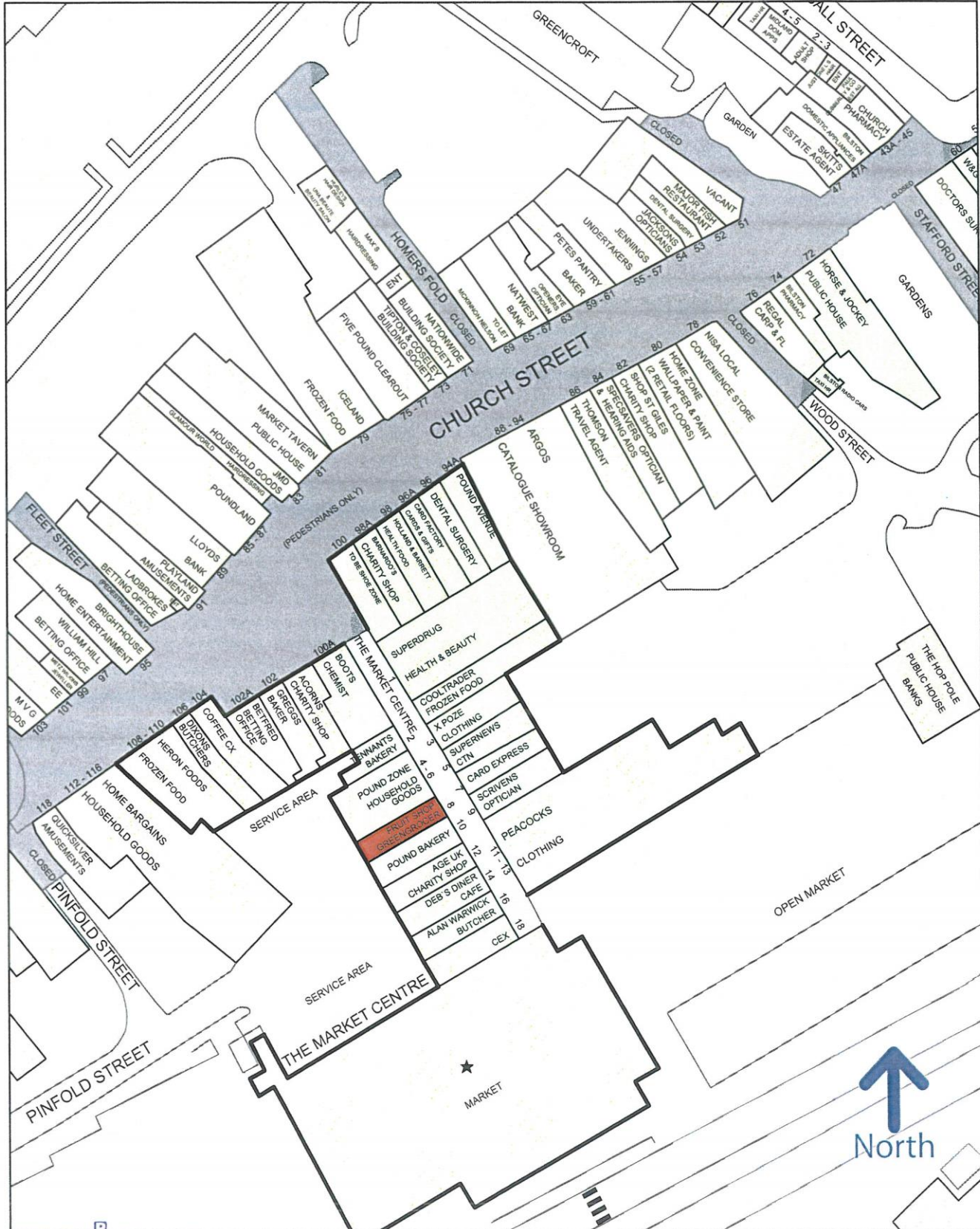
**Ref: Simon Smith**  
[simon.smith@wrightsilverwood.co.uk](mailto:simon.smith@wrightsilverwood.co.uk)

**0121 410 5551**

**ALL TRANSACTIONS ARE STATED EXCLUSIVE  
OF VAT  
SUBJECT TO CONTRACT**

**April 2017**

**0121 454 4004**



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