

PRIME RETAIL UNIT TO LET

100 CHURCH STREET BILSTON WV14 0DR



Location

The premises are situated in a prime location on the corner of Church Street and Market Way in the heart of Bilston, opposite **Boots the Chemist** and adjacent to **Superdrug**. Other retailers of note within the vicinity include **Argos**, **Greggs**, **Holland and Barrett**, **Card Factory** and **Peacocks**.

Description

The premises comprise a purpose built ground floor retail unit with ancillary accommodation at first floor.

Accommodation

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

Frontage	18'2"	5.54m
Return Frontage	50'2"	15.29m
Internal Width	16'11"	5.15m
Shop Depth	53'2"	16.2m
Ground Floor Sales	850ft ²	78.97m ²
Ground Floor Store	72ft ²	6.69m ²
First Floor	645ft ²	59.92m ²

Tenure

The property is available for a term of 10 years on an effective full repairing and insuring lease, subject to an upward only rent review in year 5.

Rent

Offers are invited in the region of £27,500 per annum exclusive of rates, service charge and VAT.

EPC

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

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:-

Rateable Value (2017 Assessment)

£26,500

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

Legal Costs

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

Service Charge

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

Viewing

Viewing is by prior appointment with the sole letting agents:-

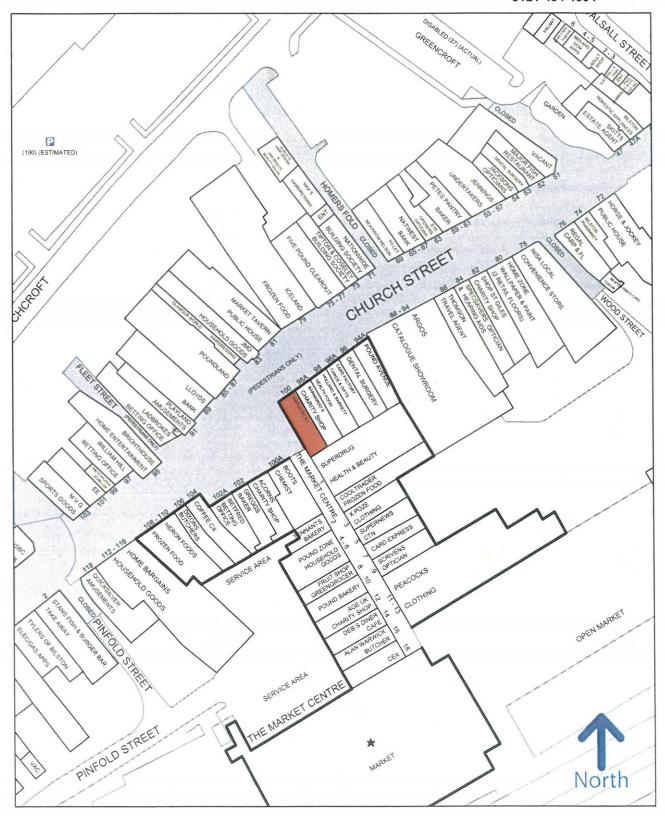
Ref: Simon Smith Simon.smith@wrightsilverwood.co.uk 0121 410 5551

ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

April 2017









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Wright Silverwood themselves and for the vendors or lessors of the property whose agents they are, give notice that:

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