

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 incoming 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

0121 454 4004



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