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TO LET

OFFICE PREMISES

**3 CHAPEL LANE
CODSALL
WV8 2EH**

**1,648 sq ft (153.10 sq m)
Additional store 553 sq ft (51.38 sq m)**

Popular location.

Codsall Railway Station within walking distance.

Wolverhampton City Centre approximately 4 miles east.

External yard and parking.

Additional unit/store at rear.

bulleys.co.uk/chapel



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

Telford
01952 292233

01902 713333

View more at bulleys.co.uk

Oldbury
0121 544 2121

LOCATION

The offices are located in the popular village of Codsall approximately 4 miles west of Wolverhampton and accessible off Oaken Lanes and Chapel Lane. The property is approximately 250 m distant from Codsall Railway Station which provides access to and via Wolverhampton and Birmingham stations.

DESCRIPTION

The site currently consists of a main two storey office building with rear lean-to and adjacent yard. Parking for several vehicles is provided to the front and left hand side of the premises. Internally the offices provide a main reception area followed by offices on the ground and first floors along with w.c. and kitchen facilities.

ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
Ground Floor	824	76.55
First Floor	<u>824</u>	<u>76.55</u>
	1,648	153.10
Rear Unit	553	51.38

* Floor plans available on request

OUTSIDE

Fenced yard area and additional parking to the front of the premises.

SERVICES

We are verbally advised that water, drainage, gas, electricity and BT Internet is also connected or available, however, interested parties are advised to check the position with their advisors/contractors.

TERMS

The offices are available by way of a full repairing and insuring lease on a term to be agreed.

RENTAL

£20,000 per annum exclusive (Subject to Contract)

PLANNING

Interested parties are advised to make their own enquiries with South Staffordshire Council on 01902 696000.

RATES

We are verbally advised by South Staffordshire Council that the assessment is as follows:

Rateable Value: £11,750

Rates Payable: £5,640 (April 2018/19)

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 696000.

VAT

We are advised VAT is not payable on this property.

EPC

An EPC has been commissioned and will be available shortly .

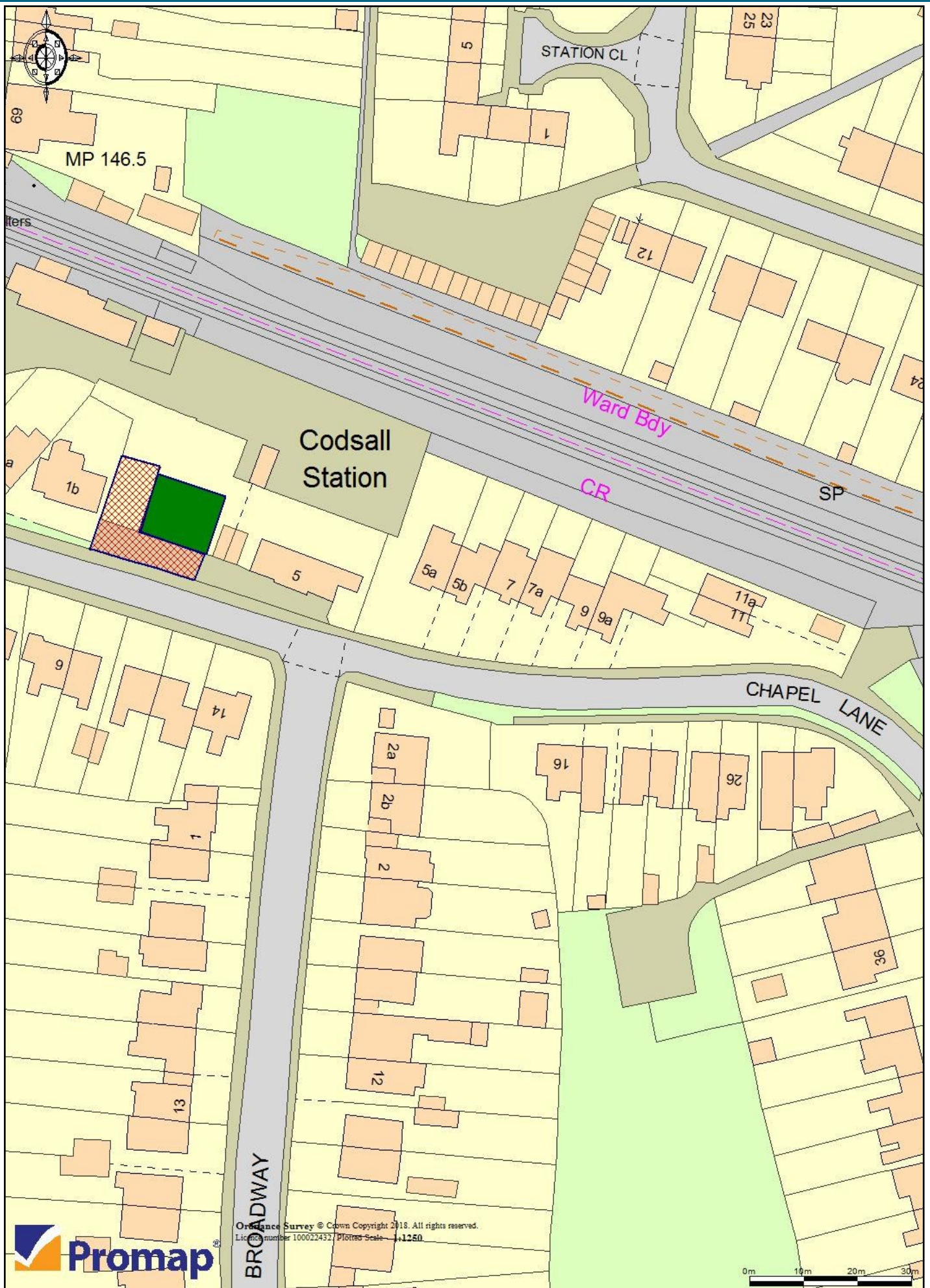
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/chapel

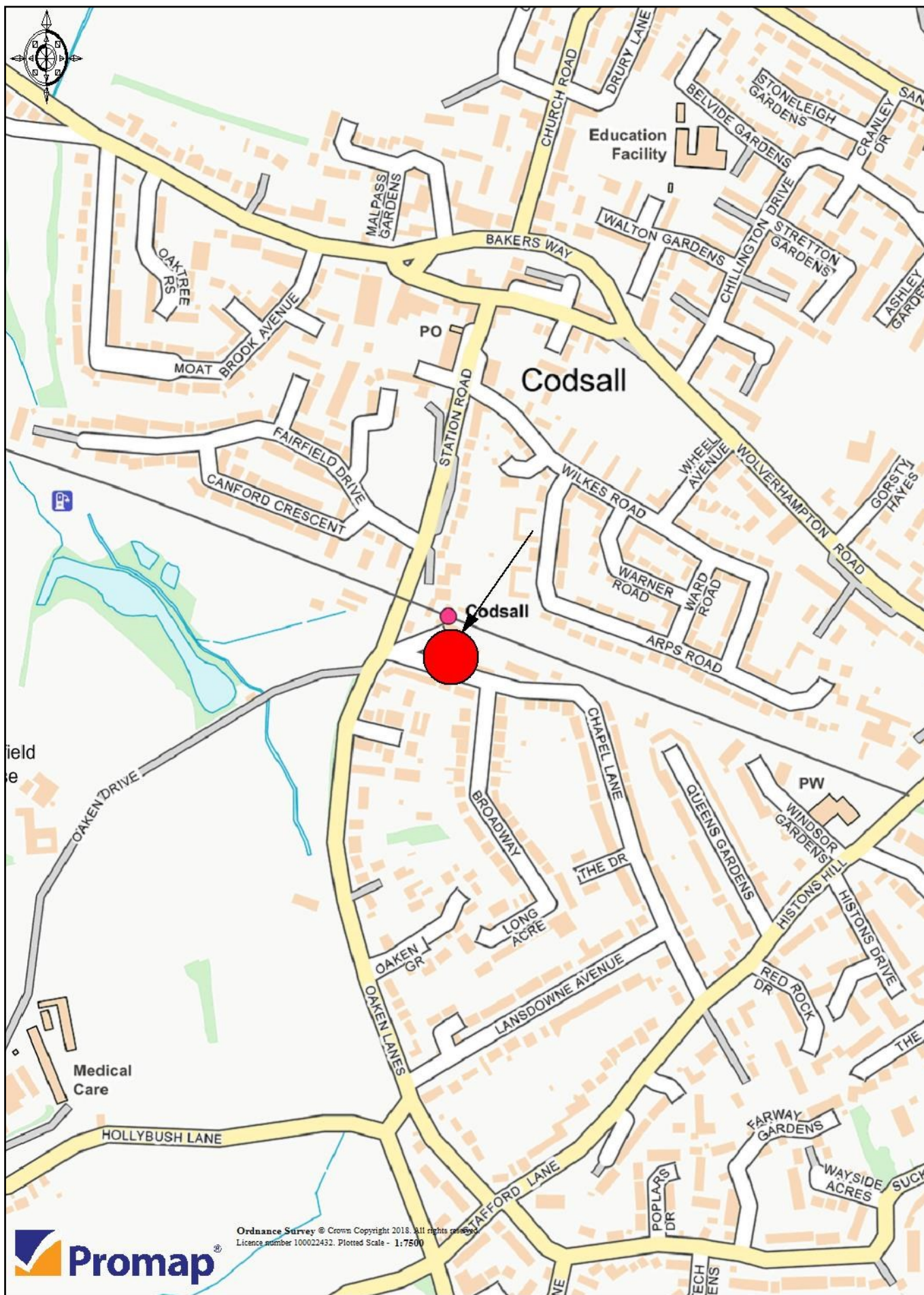
VIEWING

Strictly by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333.

Details prepared 09/18.



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.