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TO LET

**RETAIL PREMISES
21 UPPER HIGH STREET
WEDNESBURY
WEST MIDLANDS
WS10 7HQ**

10,000 sq ft (929) sq m approx.

- Prominent Retail Premises.
- Extensive Frontage to Upper High Street.
- Suitable for a Variety of Uses - STP.
- Excellent Public Car Parking.
- Low Rental and Flexible Terms.

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INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
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Oldbury
0121 544 2121
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Wolverhampton
01902 713333

LOCATION

The property is located prominently situated on Upper High Street, Wednesbury fronting the A461 High Bullen close to its intersection of High Street and Trowse Lane.

Junction 9 of the M6 motorway is approximately 3 miles distant and Walsall Town Centre is approximately 5 miles to the north west.

There is public car parking immediately outside the property and another large car park to the rear. Public Transport links are excellent with regular bus services close by.

DESCRIPTION

The property comprises a substantial retail premises with extensive frontage to Upper High Street and the A461.

Arranged over ground and first floor levels the property comprises a large open retail area to the ground floor with front rear accesses. The space benefits from suspended ceiling, fluorescent strip lighting, carpet flooring and gas fired central heating.

A rear goods lift and staircase allows access to the upper floor which comprises further showroom space and cellular offices with WC and canteen facilities.

Externally the property has both front and rear car parking.

ACCOMMODATION

Gross internal areas approximately:

Total (GIA) 10,000 sq ft (929.02 sq m).

RENTAL

The property is available on a new lease with length to be agreed at £50,000 per annum exclusive.

SERVICES

We are advised that mains water, drainage and electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0121 569 4054.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £30,250

Rates Payable: £14,900 (April 2016/17)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable.

Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

A virtual tour, together with aerial photography and further information is available at:
bulleys.co.uk/21upper

VIEWING

Strictly by prior appointment with Bulleys at their Oldbury office or joint agent Edward Siddall Jones.

Details prepared 11/16.



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.

