

PRIME RETAIL UNIT TO LET

**100A CHURCH STREET
BILSTON
WV14 0BJ**



Location

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

Description

The premises comprise of ground floor and first floor accommodation.

Accommodation

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

Frontage	23'4"	7.11m
Return Frontage	47'0"	14.32m
Internal Width	21'11"	6.69m
Shop Depth	46'4"	14.12m
Built Depth	59'8"	18.18m
Ground Floor Sales	1373ft ²	127.55m ²
Ancillary	225ft ²	20.90m ²
First Floor	1124ft ²	104.42m 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

£30,000 per annum exclusive of rates, service charge and VAT.

EPC

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

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) £26,750**

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**

March 2019

0121 454 4004

Second Floor, 10/11 Greenfield Crescent, Edgbaston, Birmingham B15 3AU
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