

## PRIME RETAIL UNIT TO LET

8 MARKET WAY  
BILSTON  
WV14 ODR



### Location

The premises are situated in a prime location within the Market Way Mall in Bilston Town Centre. The premises are adjacent to **Pound Bakery** and in close proximity to **Boots Chemist**, **Greggs**, **CEX**, **Alan Warwick Butchers** and **Peacocks**.

### Description

The premises provide a modern purpose built retail unit providing ground floor trading space, rear ground floor servicing access.

### Accommodation

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

Gross Frontage	17' 8"	5.38 m
Shop Depth	51' 3"	15.62m
Internal Width	16' 8"	5.08 m
Built Depth	59' 6"	18.12m
Sales Area	839 sq ft	77.95 m <sup>2</sup>
External Store	26 sq ft	2.41m <sup>2</sup>

### Tenure

The property is available on a new effectively full repairing and insuring lease for a term to be agreed incorporating 5 yearly upward only rent reviews.

### Rent

Offers in the region of **£23,500** per annum exclusive of rates, service charge and VAT, subject to contract.

### EPC

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

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) **£22,250**

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

### Service Charge

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

### Legal Costs

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

### Viewing

**Viewing is by prior arrangement with the sole letting agents:-**

Ref: Simon Smith  
[simon.smith@wrightsilverwood.co.uk](mailto:simon.smith@wrightsilverwood.co.uk)

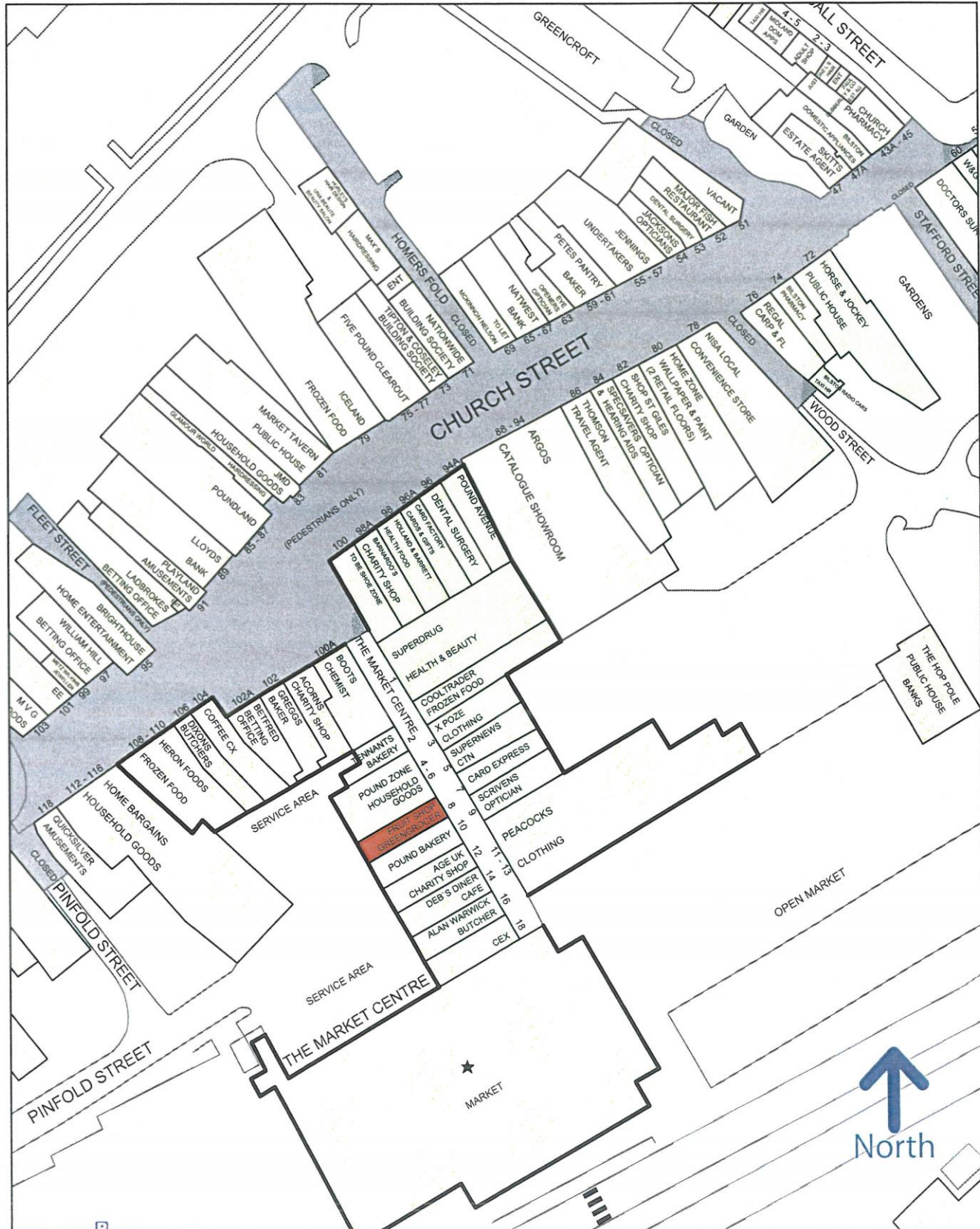
**0121 410 5551**

**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  
[www.wrightsilverwood.co.uk](http://www.wrightsilverwood.co.uk)



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