

TO LET RETAIL

TSR
TOWLER SHAW ROBERTS

VERSATILE RETAIL PREMISES IN THE POPULAR SUBURB OF WOLVERHAMPTON.



9 Bilbrook Road
Bilbrook
Codsall
Wolverhampton
WV8 1EU

- Total area for the property is 2,534 sqft (235.3 sqm)
- Ground floor 1,178 sqft (109.4 sqm) / First & Second floor – 1,356 sqft (125.9 sqm)
- Located amongst a mix of retailers including One Stop, Lloyds pharmacy and Barclays bank in close proximity
- On road parking to the front with potential for rear parking area to be created
- Rent: Whole Property £20,000 per annum exclusive / Ground Floor only £15,000 per annum exclusive

Call **01902 421216**

www.tsrsurveyors.co.uk

Location

The property is situated in Bilbrook Road, a short distance from its junction with Pendeford Mill Lane, in a prominent position opposite Lloyds pharmacy and in close proximity to One Stop, Motorworld, & Barclays Bank, as well as a number of other local & regional retailers. Bilbrook is a popular suburb approx. 4 miles to the South East of Wolverhampton City Centre.

Description

The property comprises a well presented three storey semi-detached retail property with staff facilities offering versatile accommodation over its two main floors. The premises benefits from a glazed display frontage, gas central heating, carpeted floor and partial perimeter trunking. There are a number of on road parking spaces to the front of the premises with potential to utilise the enclosed area to the rear of the property for additional private parking.

Accommodation

	Sqft	Sqm
Ground Floor	1,178	109.4
First Floor	1,206	112.0
Second Floor	150	13.9
Total	2,534	235.3

Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Rent

The whole of the property is available for £20,000 per annum exclusive, or alternatively the Ground Floor only for £15,000 per annum exclusive.

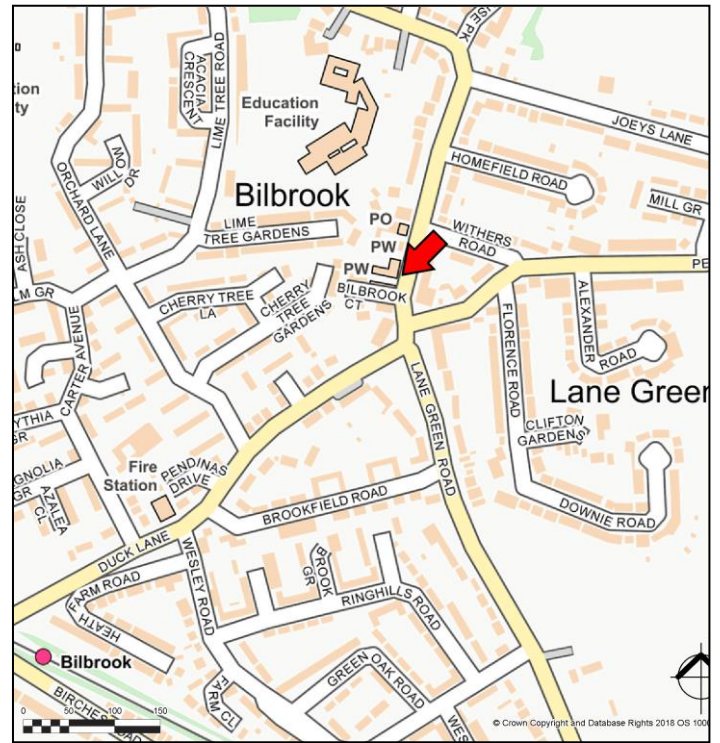
Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Nursery and premises
Rateable Value – £8,800

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Energy Performance Rating – E119



For Reference purpose only Scale: Not to Scale
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Tenure

The premises is to be offered on a Leasehold basis on terms to be agreed.

Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located within the Borough of Wolverhampton City Council.

Legal Costs

Each party will be responsible for their own legal costs incurred.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

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Also at
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Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."