

The Property Professionals

**BULLEYS**

CHARTERED SURVEYORS

bulleys.co.uk

incorporating MARTIN BLOOMER ASSOCIATES

MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

## TO LET COMMERCIAL PREMISES

**5 WILKES STREET  
WILLENHALL  
WEST MIDLANDS  
WV13 2BS**

**2,928 sq ft (272 sq m)**

Self contained unit with parking to the front.

Close proximity to Willenhall Town Centre.

Potential for alternative use (subject to planning permission).

[bulleys.co.uk/wilkes](http://bulleys.co.uk/wilkes)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

Telford  
01952 292233

**01902 713333**

Oldbury  
0121 544 2121

View more at [bulleys.co.uk](http://bulleys.co.uk)

## LOCATION

The premises are situated on Wilkes Street just off New Road in Willenhall. Junction 10 of the M6 Motorway lies approximately 2 miles to the east. The site is within the perimeter of Willenhall Town Centre.

## DESCRIPTION

The premises comprise of part steel, part wooden panel roof with translucent roof lights/block elevations and concrete floor. The working height to the underside of the steel is 3.32 m and access is provided to the front of the premises via a roller shutter door. At the front of the premises there is a yard area which is gated.

## ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
Warehouse/ancillary	2,928	272

## OUTSIDE

To the front of the premises there is parking/loading area with brick security wall and access gates.

## SERVICES

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

## RENTAL

Quoting rent of £11,950 per annum exclusive

## LEASE TERMS

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

## PLANNING

Interested parties are advised to make their own enquiries with Walsall Council on 01922 652452.

## RATES

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

Rateable Value: £5,600.00

Rates Payable: £2,755.20 (April 2019/20)

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 0300 555 2853.

## VAT

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

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade E-125.

## WEBSITE

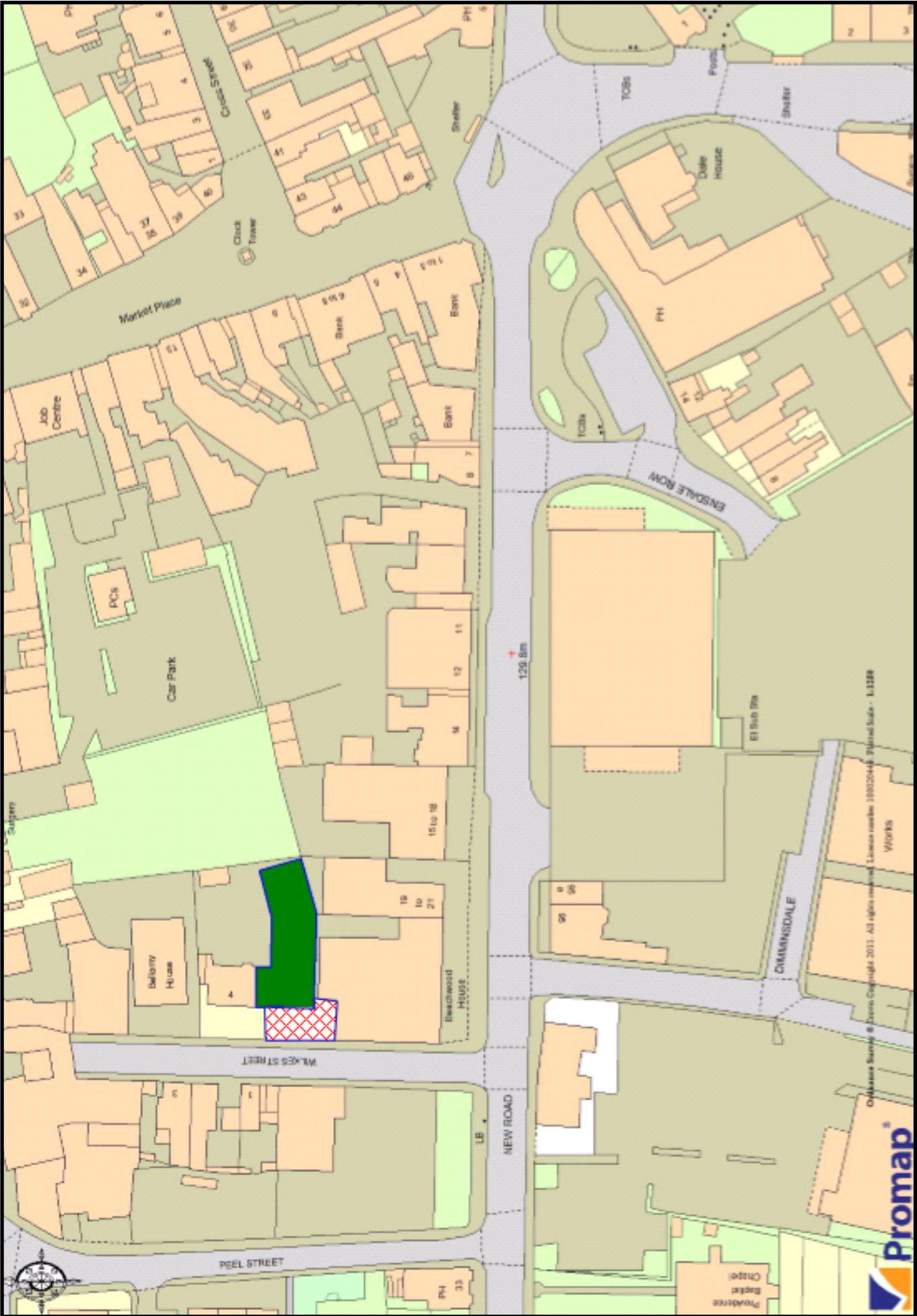
Aerial photography and further information is available at [bulleys.co.uk/wilkes](http://bulleys.co.uk/wilkes)

## VIEWING

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

Details prepared 10/19.





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.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (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.