

## PRIME RETAIL UNIT TO LET

# 100 CHURCH STREET BILSTON WV14 0DR



#### Location

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

## Description

The premises comprise a purpose built ground floor retail unit with ancillary accommodation at first floor.

## **Accommodation**

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

Frontage	18'2"	5.54m
Return Frontage	50'2"	15.29m
Internal Width	16'11"	5.15m
Shop Depth	53'2"	16.2m
Ground Floor Sales	850ft <sup>2</sup>	78.97m <sup>2</sup>
Ground Floor Store	72ft <sup>2</sup>	6.69m <sup>2</sup>
First Floor	645ft <sup>2</sup>	59.92m <sup>2</sup>

## **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

Offers are invited in the region of £23,500 per annum exclusive of rates, service charge and VAT.

# EPC

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

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)

£26,500

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

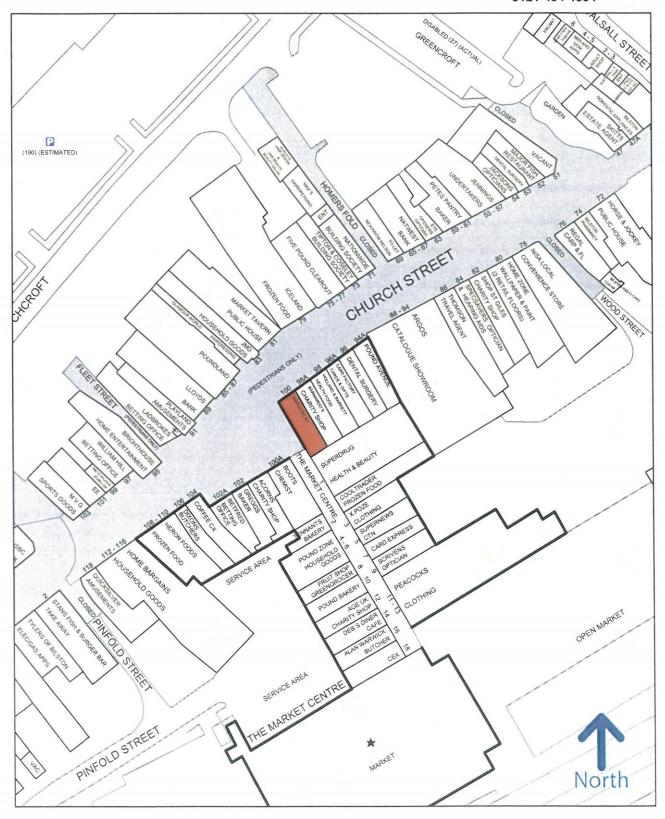
March 2019

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