

PRIME RETAIL UNIT TO LET

**94A CHURCH STREET
BILSTON
WV14 0AX**



Location

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

Description

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

Accommodation

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

Gross Frontage	22'1"	6.72m
Internal Width	19'11"	6.06m
Shop Depth	63'11"	19.47m
Ground Floor Sales	1055ft²	98.01m²
First Floor Store	358t²	33.25m²

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 **£27,500** per annum exclusive of rates, service charge and VAT.

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) £25,750**

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**

April 2017

0121 454 4004



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