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TO LET

PROMINENT SHOWROOM PREMISES

**177 BIRMINGHAM ROAD
WOLVERHAMPTON
WEST MIDLANDS
WV2 3LU**

5,136 sq ft (477 sq m)

Highly prominent corner location fronting main A4123 Birmingham Road.

Showroom facility and roller shutter access.

Forecourt and further on site car parking.

Outskirts of Wolverhampton City Centre.

Variety of uses subject to planning.

bulleys.co.uk/117bhamroad

EXTERNAL REFURBISHMENT COMPLETE - INTERNAL FIT OUT PACKAGE AVAILABLE



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Wolverhampton
01902 713333
View more at bulleys.co.uk

Oldbury
0121 544 2121

LOCATION

The property is prominently located fronting the A4123 Birmingham Road, the main thoroughfare to Wolverhampton City Centre from Dudley, Oldbury, Birmingham and Junction 2 of the M5 Motorway some 7 miles distant. The premises have return frontage to Derry Street and are approximately half a mile from Wolverhampton City Centre. Surrounding occupiers include Ford Showroom, Plumb Centre, Motor Zone and Wolverhampton Tiles and Baths.

DESCRIPTION

Currently the premises comprise of a single storey showroom, office and ancillary facilities previously occupied by Thermospas, Cold Seal Windows and National Tyre Services. The property is constructed predominantly of brickwork elevations, with new high quality cladding incorporating openings for showroom windows, pedestrian and roller shutter door access. An extensive showroom facility is provided at the front with an ancillary kitchen, restroom and wc facilities located just off. A new unit is to be constructed on the adjacent yard which can be interconnected or available separately. Contact agents for further detail and plans.

ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
Total	5,136	477

OUTSIDE

Forecourt car parking to Birmingham Road and Derry Street frontage. Private adjacent yard for the construction of the new unit and additional parking. Total site area approximately 0.3 acres (0.12 hectares).

SERVICES

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

RENTAL

£40,000 per annum exclusive

PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 551155.

RATES

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

Rateable Value: £12,500.00

Rates Payable: £ 6,212.50 (April 2016/17)

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 01902 555802.

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 D-98.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/117bhamroad

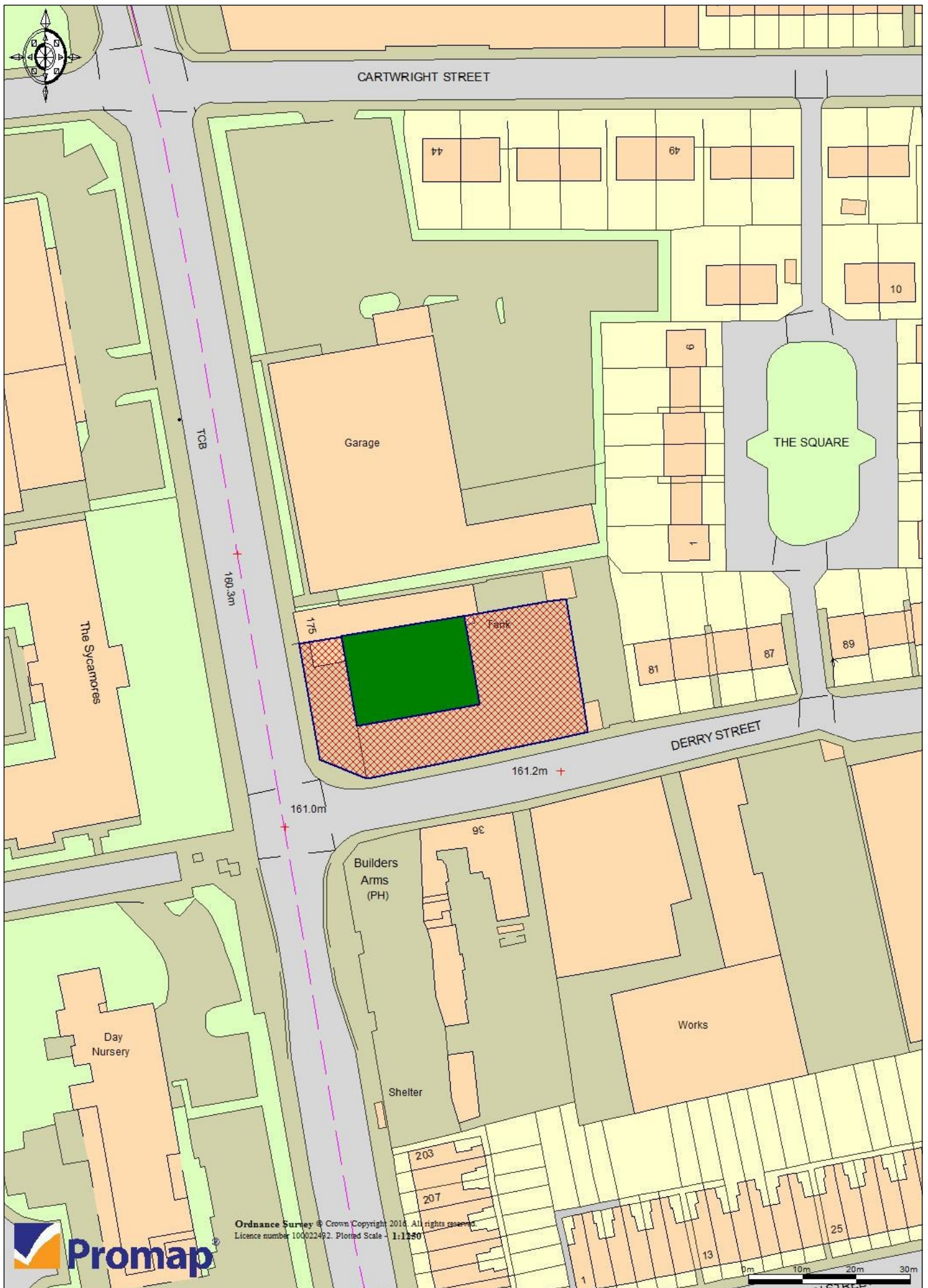
VIEWING

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

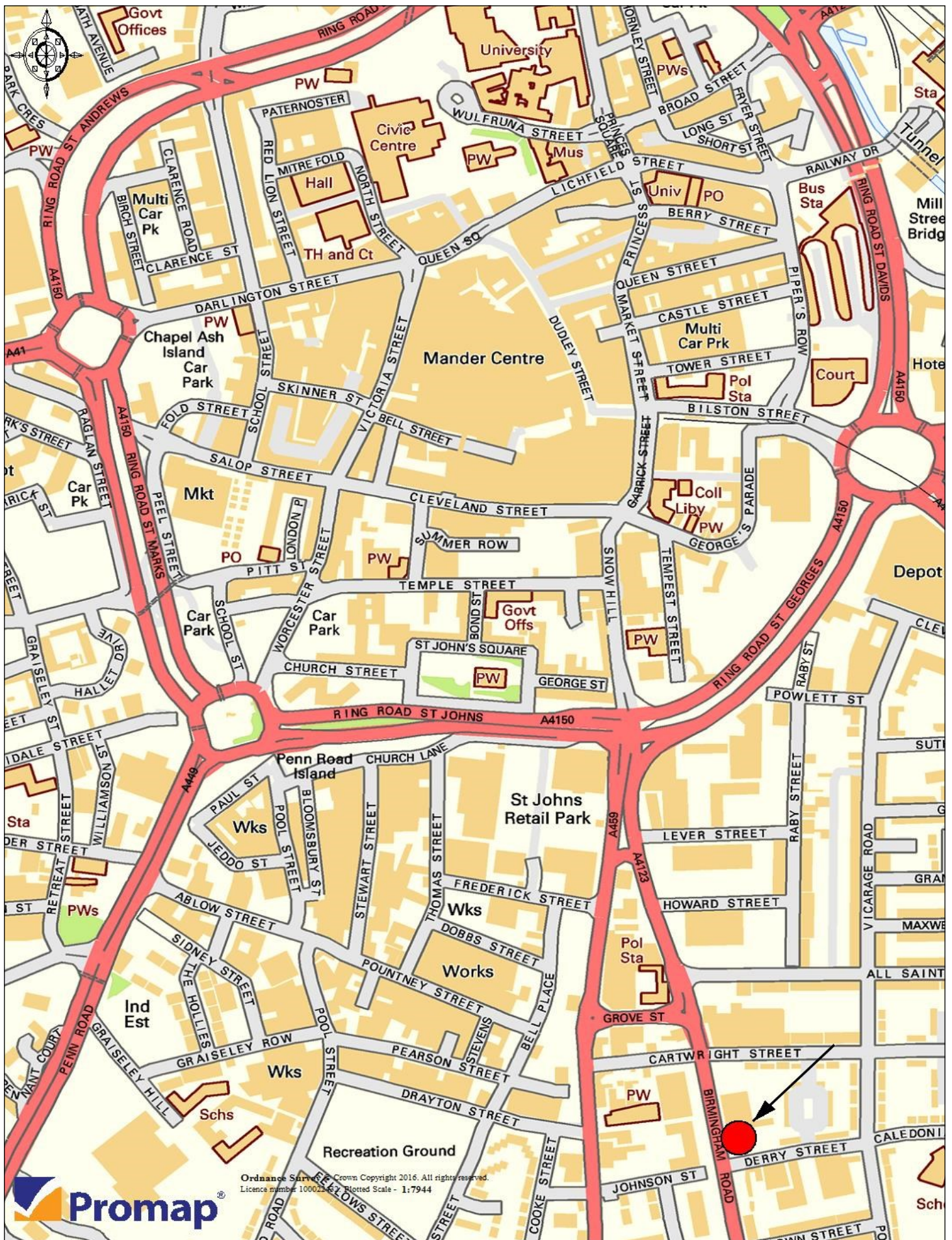
Details updated 07/18.



(Adjacent Yard)



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.
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- (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.