

# PRIME RETAIL UNIT TO LET

# 3 MARKET WAY BILSTON WV14 ODR

#### Location

The premises are situated in a prime location within the Market Way Mall in Bilston Town Centre. The premises are adjacent to **Super News** and in close proximity to **Boots Chemist**, **Greggs** and **Peacocks**.

# **Description**

The premises provide a modern purpose built retail unit providing ground floor trading space, rear ground floor servicing access and a full height aluminium framed shop front.

#### Accommodation

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

<b>Gross Frontage</b>	17' 10"	5.43 m
Internal Width	16' 11"	5.15 m
Shop Depth	59' 4"	18.08 m
Sales Area	913 sq ft	84.82 m <sup>2</sup>
Bin Store	25 sa ft	2.32 m <sup>2</sup>

#### Tenure

The property is available on a new effectively full repairing and insuring lease for a term to be agreed incorporating 5 yearly upward only rent reviews.

# Rent

Offers in the region of £28,500 per annum exclusive of rates, service charge and VAT, subject to contract.

#### **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)

£23,250

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 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 arrangement with the sole letting agents:-

### **Ref: Simon Smith**

simon.smith@wrightsilverwood.co.uk

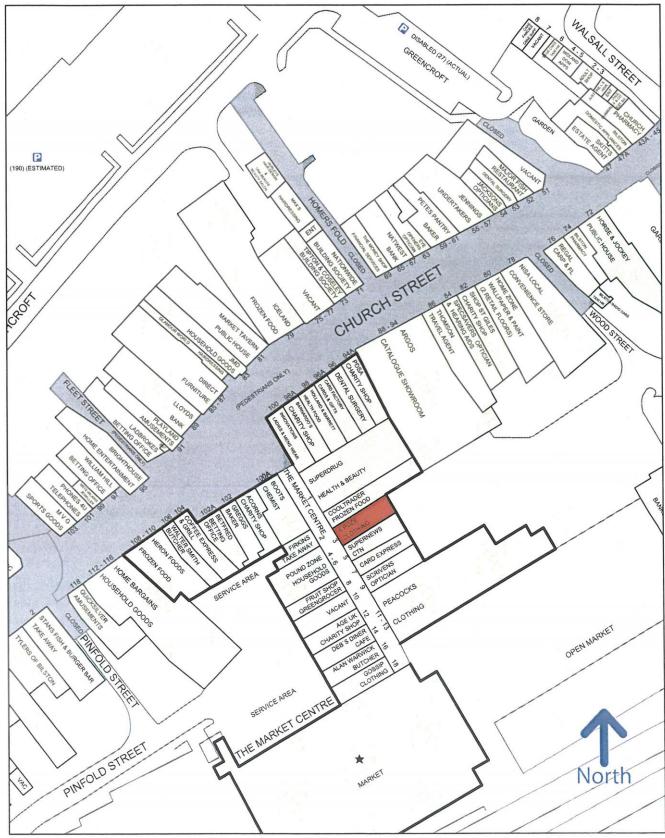
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ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

April 2017









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