

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

### 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:-

<b>Rateable Value (2017 Assessment)</b>	<b>£23,250</b>
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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](mailto:simon.smith@wrightsilverwood.co.uk)

0121 410 5551

**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF  
VAT  
SUBJECT TO CONTRACT**

**April 2017**

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