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incorporating MARTIN BLOOMER ASSOCIATES

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TO LET

PROMINENT RETAIL PREMISES

**SALOP STREET
WOLVERHAMPTON
WEST MIDLANDS
WV3 0RX**

1,026 - 1,267 sq ft (95 - 117sq m)

Prominent frontage to Salop Street.

City Centre location.

Ground floor showroom/sales plus first floor store

bulleys.co.uk/salopstreet



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

Telford
01952 292233

01902 713333

Oldbury
0121 544 2121

View more at bulleys.co.uk

LOCATION

The properties occupy a prominent position within a busy shopping street in Wolverhampton City Centre.

The city is well served by public transport links and there is a variety of public multi-storey surface and on street car parking facilities within the vicinity. The surrounding road network provides access to Junction 2 of the M54 motorway approximately 4 miles to the north and junction 10 of the M6 motorway approximately 7 miles to the east, serving the wider West Midlands motorway system.

The retail market is a short distance away with neighbouring trader including Cash Converters and Capital Cookers.

DESCRIPTION

The units comprise of ground floor retail sales / showrooms with full height fully glazed display windows fronting Salop Street.

ACCOMMODATION

Areas approximately:-

	sq ft	sq m
Unit 121		
Ground	716.00	67.00
First Floor	551.00	51.20
TOTAL	1,267.00	117.70

Unit 124		
Ground	565.00	52.50
First Floor	461.00	42.80
TOTAL	1,026.00	95.32

SERVICES

Interested parties are advised to check the position with their advisors/contractors.

RENTAL

Unit 121	£11,750 per annum exclusive.
Unit 124	£11,500 per annum exclusive.

LEASE TERMS

The units are available by way of a new full repairing and insuring lease on a term to be agreed.

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	Rates Payable (April 2014/2015)
Unit 120	£10,250.00	£4,940.50
Unit 121	£11,500.00	£5,543.00
Unit 124	£11,000.00	£5,181.00

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.

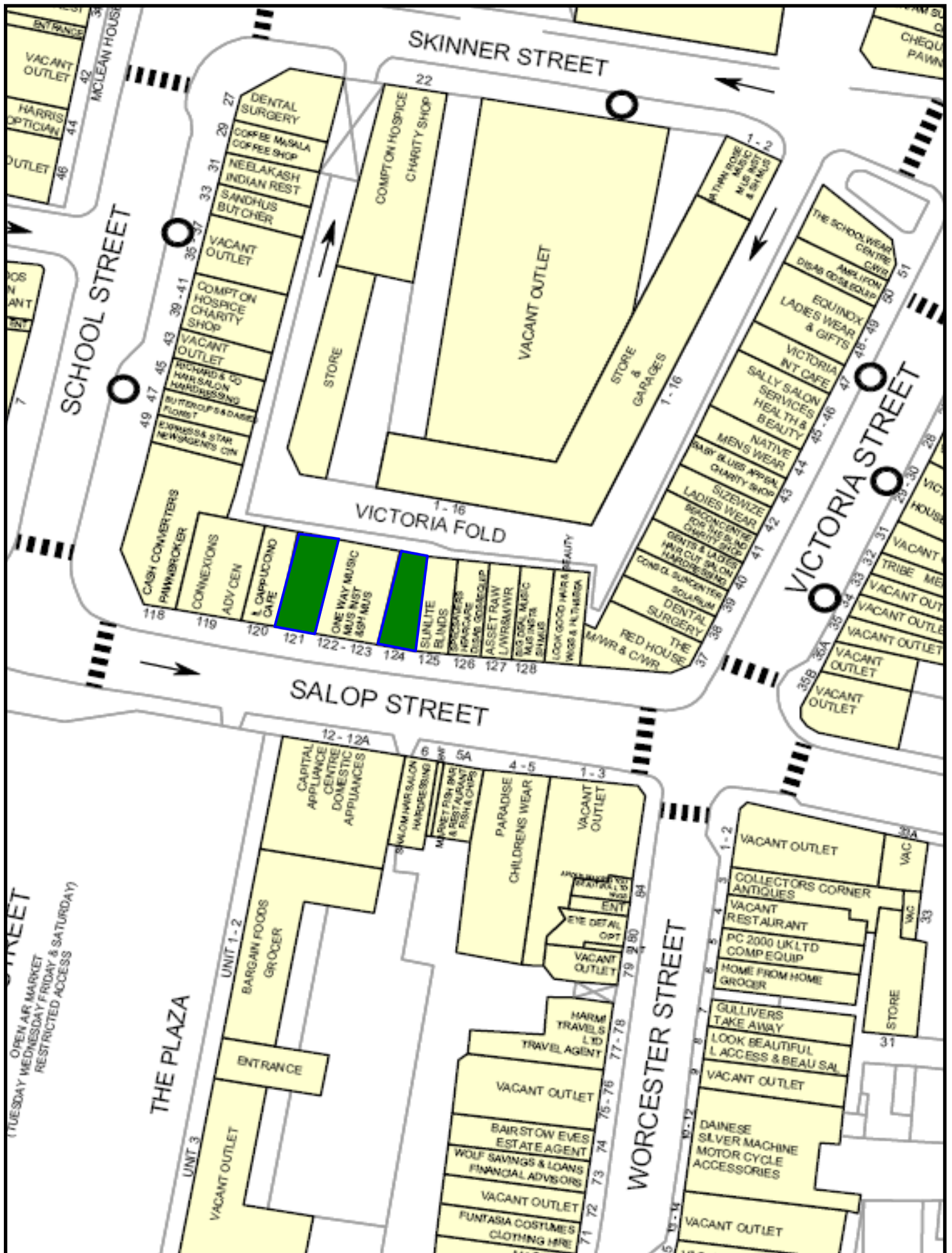
WEBSITE

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

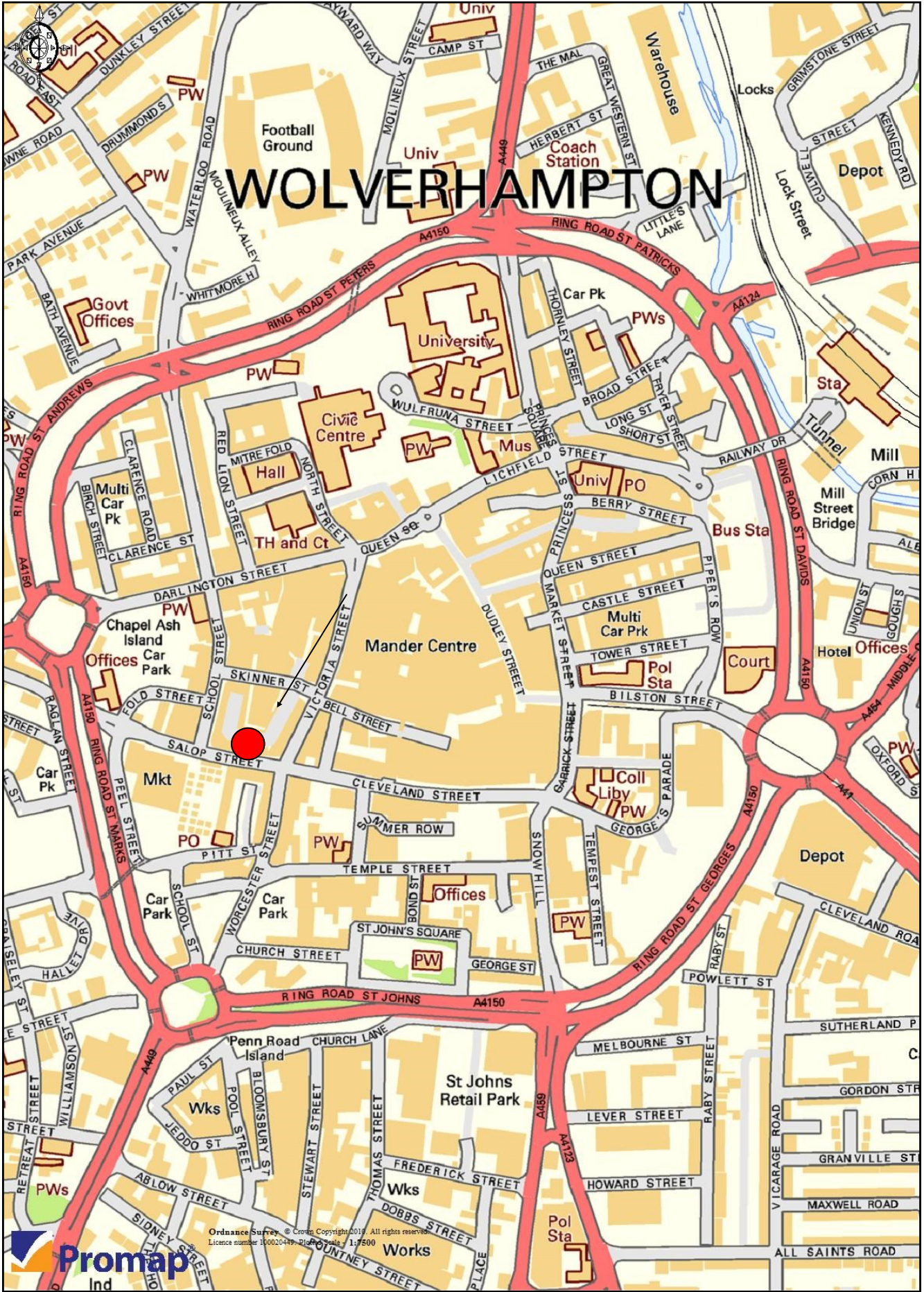
VIEWING

Strictly by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333 or joint Agents Michael Tromans & Co.

Details prepared 09/16



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

Bulleyes for themselves and for the vendors or lessors of this property whose agents they 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.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleyes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (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.