

Wolverhampton - 22/26 Willenhall Road - Shop Unit To Let

- **High Street Location**
- **Fronting Busy A454**
- **Would Suit Convenience Retail**

Location

Located on the busy A454 between Wolverhampton and Willenhall, approximately 1 km from Wolverhampton City Centre, the property is surrounded by a mixture of users, with Tesco Express directly opposite. Off street parking is available in various areas surrounding the property.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

| | | |
|------------------|-----------------|-----------|
| Internal Width | 42 ft 11 inches | 13.1 m |
| Ground Floor NIA | 1,039 sq ft | 96.6 sq m |

Lease

The property is held on a full repairing and insuring lease, due to expire on 27th Feb 2027, at a current passing rent of £7,354 pa. There is a final rent review due in Feb 2022.

Planning

The property has planning for Class E uses, including retail, financial services, and office uses.

Terms

The property is available via an assignment of the existing lease, subject to status. Alternatively, a new sub-lease is available until Feb 2027, further details available upon application.



Business Rates

The current Rateable Value for the property is believed to be £6,100.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/7psmZKunLWQGuYIY6>

Link to Map / Location

<https://goo.gl/maps/YTTI GihxwCPnqUmX9>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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