

Wombourne - 14 Windmill Bank - Shop Unit To Let

- **High Street Location**
- **Customer parking Available In Front**
- **Would Suit Convenience Retail**

Location

Located in a small parade of shops in the town centre, close to Spa, Co-Op Funeral, and a number of independent shops, the property provides for customer parking directly in front of the property.

Size

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

Internal Width	16 ft 4 inches	4,98 m
Ground Floor NIA	654 sq ft	60.7 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 23rd November 2023, at a current passing rent of £20,000 pa.

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 November 2023, rent upon application.



Business Rates

The current Rateable Value for the property is believed to be £12,000.

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/Xw2ZAmphWhrejGIh6>

Link to Map / Location

<https://goo.gl/maps/Z92ErhLDG7j9tt9f7>

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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