

**RETAIL
FOR SALE**

TSR
TOWLER SHAW ROBERTS

PROMINENT RETAIL UNIT



**148 Cannock Road
Wolverhampton
West Midlands
WV10 8PX**

- Approximately 260 sqft (24.15 sqm)
- Ground floor retail unit
- Prominent location on popular parade of shops
- Located on the A460 Cannock Road
- **Guide Price - £37,500**

Call 01902 421216

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location:

The property is located on the main A460 Cannock Road, which links directly to Junction 2 of the M54. Wolverhampton City Centre is approximately 3 miles to the South West. The property is situated on a small parade of various retail occupiers. National retailers and food outlets - Boots, Dominos and Nationwide are within walking distance of the property.

Description:

The property comprises of an open plan retail unit with small back office totalling approximately 260 sqft (24.15 sqm).

Accommodation: (Net Internal Area)

	Sqft	Sqm
148 Cannock Road	260	24.15

Tenure:

The Freehold of the property is available and will be sold as seen.

Price: £37,500

Energy Performance Certificate: E-118**Business Rates:**

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows;

- Description - Shop & Premises
- Rateable Value - £2,450

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs, with the Local Authority.

Services: (Not Checked or Tested)

Mains water, electricity, and drainage are understood to be connected or available, but interested parties should make their own enquiries.

Planning:

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority:

Wolverhampton City Council



For Reference Only

Scale: Not to Scale

Legal Costs:

Each party will be responsible for their own legal costs incurred.

Anti-Money Laundering (AML) Regulations:

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing property, in addition to the usual references and credit checks.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with Towler Shaw Roberts
Wolverhampton Office. Tel: 01902 421216
Email: wolverhampton@tsrsurveyors.co.uk

April 2021

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

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Consumer Protection From Unfair Trading Regulations 2008

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