

TO LET
RETAIL

TSR
TOWLER SHAW ROBERTS

TWO-STOREY RETAIL PREMISES



191 COALWAY ROAD
PENN
WOLVERHAMPTON
WEST MIDLANDS
WV3 7ND

- Total area is 1,179 sqft (109.54 sqm)
- Ground Floor area is 646 sqft (60.02 sqm)
- First Floor area is 533 sqft (49.52 sqm)
- Rear Access and Car Parking is available
- **Rent: £16,000 per annum exclusive**

Call **01902 421216**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is situated in Coalway Road, close to the island junction with Warstones Road and Oxbar Avenue, within a parade of shops. Wolverhampton City Centre is located approximately two miles to the north-east.

Description

The property is a two-storey semi-detached shop, the unit is constructed from brick underneath a pitched roof. The ground floor provides a prominent retail sales area including kitchen and w/c facilities. There is also a door from the side elevation which provides access to the rear car parking area. The first floor provides additional open plan space which is accessed via a staircase from the ground floor.

At the front of the property there are 3 car parking spaces.

Accommodation

	Sqft	Sqm
Ground Floor	646	60.02
First Floor	533	49.52
Total	1,179	109.54

Total

Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Tenure

The premises are available To Let on a new full repairing and insuring Lease basis for a term of years to be agreed.

Rent

£16,000 per annum exclusive

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 and Premises
Rateable Value –£10,000

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 available, with the Local Authority.

Energy Performance Rating - E115

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219



For Reference purpose only Scale: Not to Scale
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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

The property is located within Wolverhampton City Council.

Legal Costs

The incoming tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the grant of a Lease.

VAT

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

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

Date: 7th March 2019

Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."