

# TO LET

# TSR

TOWLER SHAW ROBERTS

## PROMINENT RESTAURANT WITHIN POPULAR TOWN CENTRE



**India Gates**  
**Mount Pleasant**  
**Bilston**  
**West Midlands**  
**WV14 7LJ**

- Modern restaurant area approx. 1,709 sqft
- Large open plan function room on the 1<sup>st</sup> floor
- Located within Bilston Town Centre, in close proximity to Wolverhampton City Centre
- Free Car Parking available at the rear
- **Rent on Application**

## Call 01902 421216

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property is located on Mount Pleasant, just off the main A41 which leads directly to Wolverhampton City Centre approximately 2.8 miles to the North West.

## Description

The property comprises of a ground floor restaurant area with a bar, kitchen and W/C. The upper floor provides a large open plan space, suitable for a function room with a bar, W/C's and stores.

Free public car park is found at the rear of the property.

## Accommodation (Net Internal Area)

	Sqft	Sqm
Restaurant / Bar	1,709	158.8
Kitchen area	401	37.3
1 <sup>st</sup> Floor (Function Room)	1,980	183.9
<b>Total</b>	<b>4,090</b>	<b>380</b>

## Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

## Rent on Application

Contact agent for further details.

## Business Rates

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.

## Energy Performance Certificate – Rating: D96

## Local Authority

The property is located within the City of Wolverhampton.



For Reference Only

Scale: Not to Scale

## 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.

## Legal Costs

Each party are responsible for their own legal costs.

## Anti-Money Laundering (AML) Regulations

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing 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 on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

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Consumer Protection From Unfair Trading Regulations 2008

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# India Gates, Mount Pleasant, Bilston, West Midlands, WV14 7LJ

