

# RETAIL TO LET

# TSR

TOWLER SHAW ROBERTS

## PROMINENT RETAIL PREMISES



**5 CHURCH STREET  
WEDNESFIELD  
WOLVERHAMPTON  
WEST MIDLANDS  
WV11 1SR**

- Located within Wednesfield Town Centre
- Car Parking at rear
- Approximately. 422 Sqft (39.3Sqm)
- Rent £6,500 per annum exclusive

**Call 01902 421216**

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

## Location

The property occupies a prominent position on a busy shopping parade in Wednesfield town centre, amongst other retail units and within close proximity to the Bentley Bridge retail park. There is a large supermarket located opposite.

The premises also benefit from a public car park located at the rear of this block of shops.

## Description

The premises comprise a ground floor shop unit with two storage rooms over and WC.

One car parking space to the rear.

## Accommodation

Floor Areas (net internal area)	Sqft	Sqm
Ground Floor Sales	235	21.80
First Floor Staff/Stores	187	17.44
<b>Total</b>	<b>422</b>	<b>39.24</b>

## 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.

## Service Charge

A service charge will be levied for the recovery of the landlord's expenditure in maintaining common parts of the building.

## 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

£6,500 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 – £5,500

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 – To be reassessed.**



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 the borough of 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 subject to VAT.

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

Date: April 2019

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

## Consumer Protection from Unfair Trading Regulations 2008

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