TO LET





Prominent High Street Retail Unit 48 Union Street, Wednesbury, WS10 7HB • £18,000 per annum

KEY FEATURES

Prominent high street location

Open plan retail shop

Hot food license obtainable

Kitchen & WC

Electric roller shutter frontage

Approximately 783 sq.ft (72.7 sq.m)

QUOTING RENT - £18,000 PER ANNUM





LOCATION

The property is located on the main pedestrian high street in Wednesbury town centre, within the Black Country region of the West Midlands. Part of the Sandwell metropolitan borough, Wednesbury benefits from excellent transport connectivity, with the M6 and M5 motorways easily accessible, providing convenient links to the wider region. The town is approximately 6 miles from Wolverhampton and 10 miles from Birmingham City Centre.

DESCRIPTION

The property comprises a ground-floor retail unit of approximately 783 sq.ft (72.7 sq,m) featuring an electric roller shutter frontage, leading to a spacious retail area at the front. At the rear, there is a dedicated staff section, including a kitchen and toilet facilities. This unit offers an excellent opportunity for businesses seeking a prominent location in a busy commercial area.





RATEABLE VALUE

£8,100

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC

C rated.

LEGAL COSTS

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

VAT

We are advised that VAT is not applicable.

LEASE TERMS

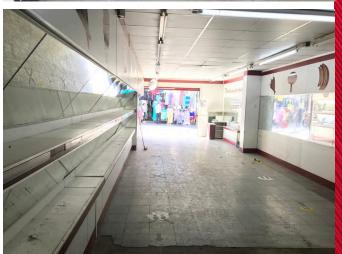
The property is available to let on new lease terms to be agreed at a quoting rent of £18,000 per annum.

ANTI MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.









Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.