

TO LET / MAY SELL



Prominent High Street Retail Unit
46a Union Street, Wednesbury, WS10 7HB

QUOTING RENT:
£9,000 per annum

KEY FEATURES

Prominent high street location

Open plan retail shop

Space over ground and first floor

Kitchen & WC

Roller shutter frontage

Approximately 454 sq.ft (42.2 sq.m)

QUOTING RENT - £9,000 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 and first floor unit of approximately 454 sq.ft (42.2 sq.m), with a roller shutter frontage opening into an open-plan retail area at ground level. The first floor provides a dedicated staff section, including kitchen and toilet facilities. This unit presents an excellent opportunity for businesses looking for a well-positioned premises in a busy commercial area.



RATEABLE VALUE

£4,150

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 applicable.

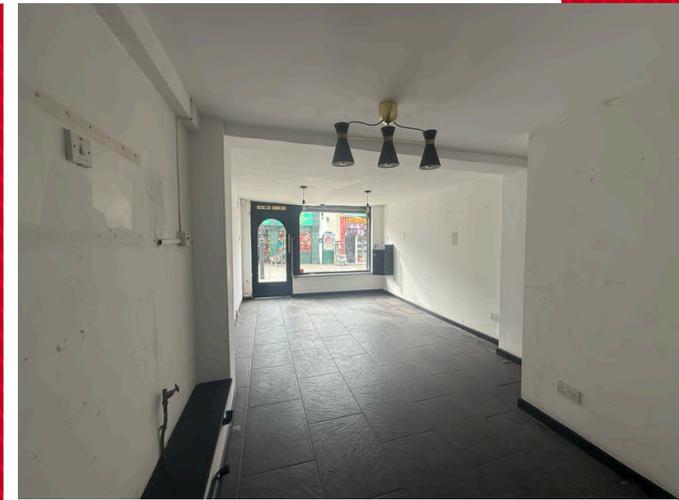
TERMS

The property is available to let on new lease terms to be agreed at a quoting rent of £9,000 per annum.

Freehold - POA

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.



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