

## UNIT 2

1 WILLENHALL ROAD  
WOLVERHAMPTON WV1 2HG

## TO LET

RENTAL: ON APPLICATION

Prominent Retail Unit Benefiting from Valuable  
Hot Food Takeaway Planning Approval

\*Busy main road location\*

\*Adjacent to Tesco Express\*

\*On-site parking\*

\*Established location close to densely populated  
residential & commercial areas\*

### LOCATION

The property lies in a prominent location at the junction of Willenhall Road and Colliery Road. It is situated approximately 1 mile east of Wolverhampton City Centre in the district of Moseley, which is an established and heavily populated area that benefits from excellent transport links.

### DESCRIPTION

The premises comprise a retail shop with storage to the rear and rear access for deliveries. The unit is in shell finish and ready for tenant's fit-out.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Internal Width (max)	6.95 m	22'9"
Shop Depth	10.6 m	34'7"
Retail Area	71.27 sq m	767 sq ft
Rear Storage	61.83 sq m	665 sq ft
GROSS INTERNAL AREA	133.1 SQ M	1432 SQ FT

### LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

### PLANNING

We understand that the property benefits from planning consent for Use Class E, together with Hot Food Takeaway use. Interested parties are advised to contact Wolverhampton City Council for confirmation or regarding potential alternative uses.



### RATING ASSESSMENT

We understand that the property is assessed as follows:-

**Rateable Value: £9,800**

**Rates Payable (2020-21): £4,779**

We are advised that, provided the premises are used for Retail, Hospitality or Leisure, there will be no Rates payable for the period 2020-21. Interested parties are advised to make their own enquiries in this regard.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 87 (Band D). A copy of the Energy Performance Certificate is available upon request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

### SECURITY

In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

### VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

### MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

### VIEWINGS

Strictly by prior appointment with the sole letting agents:-  
Centrick Commercial 0121 289 5009

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

### Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009