

Cottons

CHARTERED SURVEYORS

44 Berry Street, City Centre,
Wolverhampton, WV1 1HA

Annual Rental Of £11,000



- Two Storey Retail Unit in Wolverhampton Town Centre
- Net Internal Area Circa. 149sq m (1,605sq ft)
- First Floor Office Space
- EPC Rating: D(97)
- Shop Front and Shop Rear
- Integrated Rear Double Garage/Workshop

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A HIGHLY SPACIOUS retail unit in WOLVERHAMPTON CITY CENTRE Circa. 1605sq ft (Circa. 149sq m) with Integral Double Garage.Workshop and First Floor Office Space. Further comprising shop front, rear shop area, three staff W.Cs and cellar. Viewings VITAL to appreciate size and proximity to the city centre on offer. EPC

Location

The property is situated in Wolverhampton City Centre between Pipers Row and Princes Square, within close proximity to a range of national and local retailers. Circa. 0.3 miles from Wolverhampton Railway Station.

Description

A two storey retail unit with rear workshop/garage and cellar. With accommodation comprising;

Shop Front

23.11sq m

Shop Rear

30.77sq m

Customer W.C.

Staff W.C.s

Garage/Workshop

31.24 sq m

Cellar (Uninspected)

First Floor Office Space

63.06 sq m

Total Net Internal Area

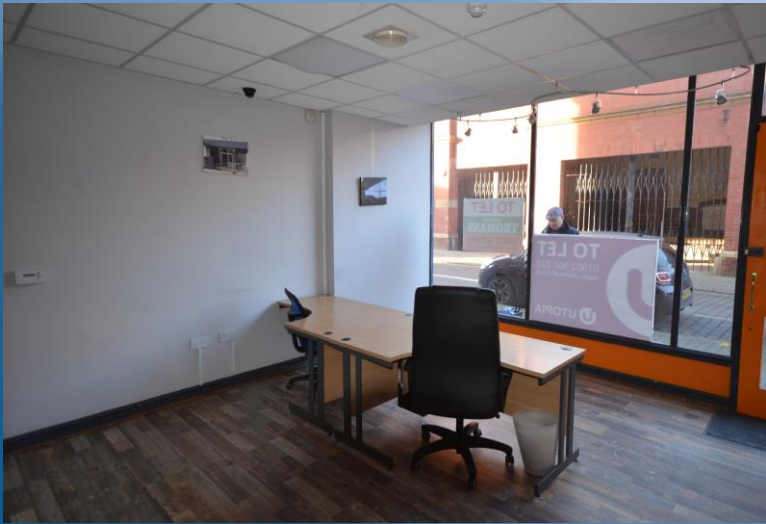
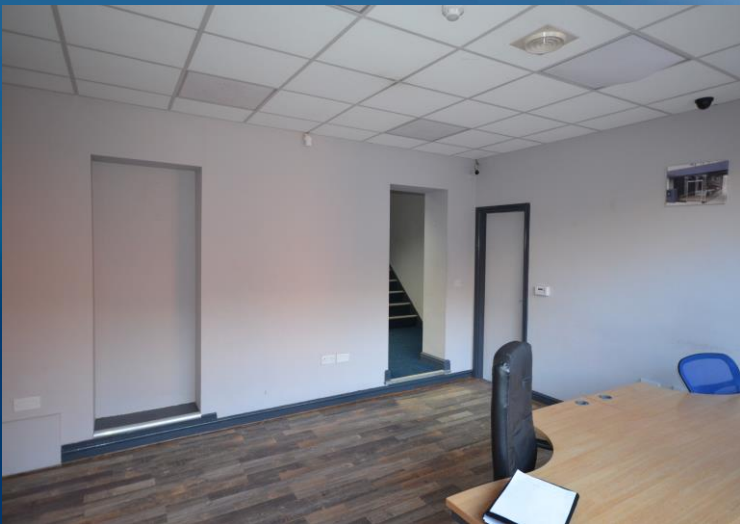
149sq m (1,605sq ft)

Lease

The property is available by way of a Full Repair and Insuring (FRI) lease. Lease length terms are negotiable.

Ratable Value

£4,650. Qualifying applicants may be able to claim Small Business Rates Relief. Interest parties should make contact with the charging authority, Wolverhampton City Council.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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The Property Ombudsman

44 Berry Street

Approximate Gross Internal Area = 172.3 sq m / 1855 sq ft
(Including Garage / Workshop)

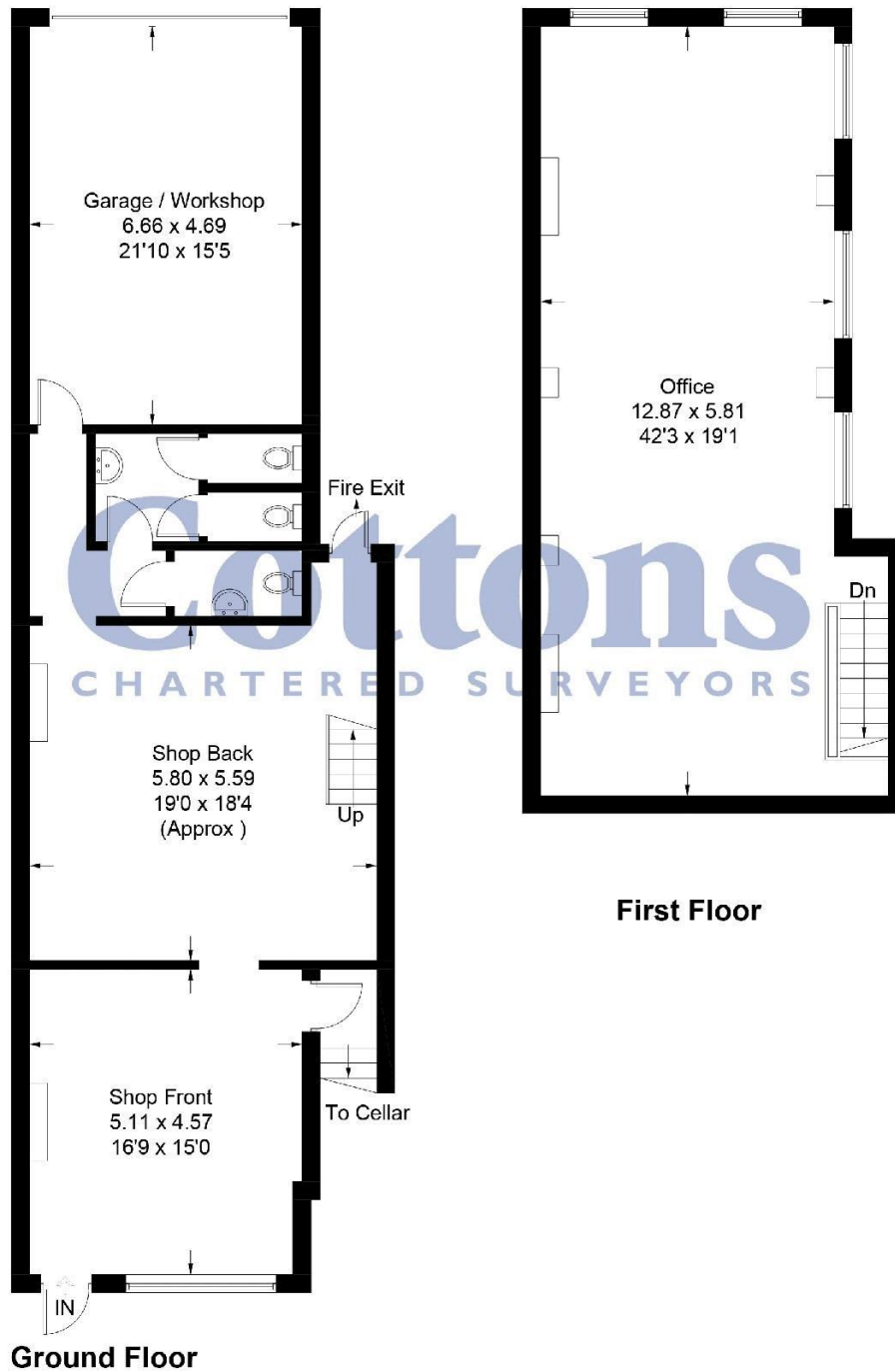


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