



PRIME RETAIL UNIT TO LET

**96 CHURCH STREET
BILSTON
WV14 0AX**

Location

The premises are situated in a prime location fronting the pedestrianised section of Church Street in Bilston Town Centre. The premises are adjacent to **Card Factory**. Other retailers of note within the near vicinity include **Holland & Barrett** and **Iceland**.

Description

The premises comprise a ground floor retail unit with first floor storage and servicing facilities.

Accommodation

The premises comprise of the following approximate floor areas and dimensions:-

Internal Width Front	17'3"	5.25m
Shop Depth	63'0"	19.19m
Ground Floor Sales	1025 ft²	95.22m²
First Floor Storage	344 ft²	31.95m²

Tenure

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

Offers in the region of **£17,500** per annum exclusive of rates, service charge and VAT, subject to contract.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category C.

A copy of the Energy Performance Certification can be made available upon request.

Rateable Value

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

Rateable Value (2017 Assessment)	£24,750.00
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We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

Legal Costs

The ingoing tenant will be responsible for all of our client's proper reasonable costs incurred in the proposed transaction.

Service Charge

The premises are subject to a variable service charge payable quarterly in advance, details available upon request.

Viewing

Viewing is by prior appointment with the Sole Letting Agents:-

Ref: Simon Smith
Email: Simon.smith@wrightsilverwood.co.uk
DDI: 0121 410 5551

ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT

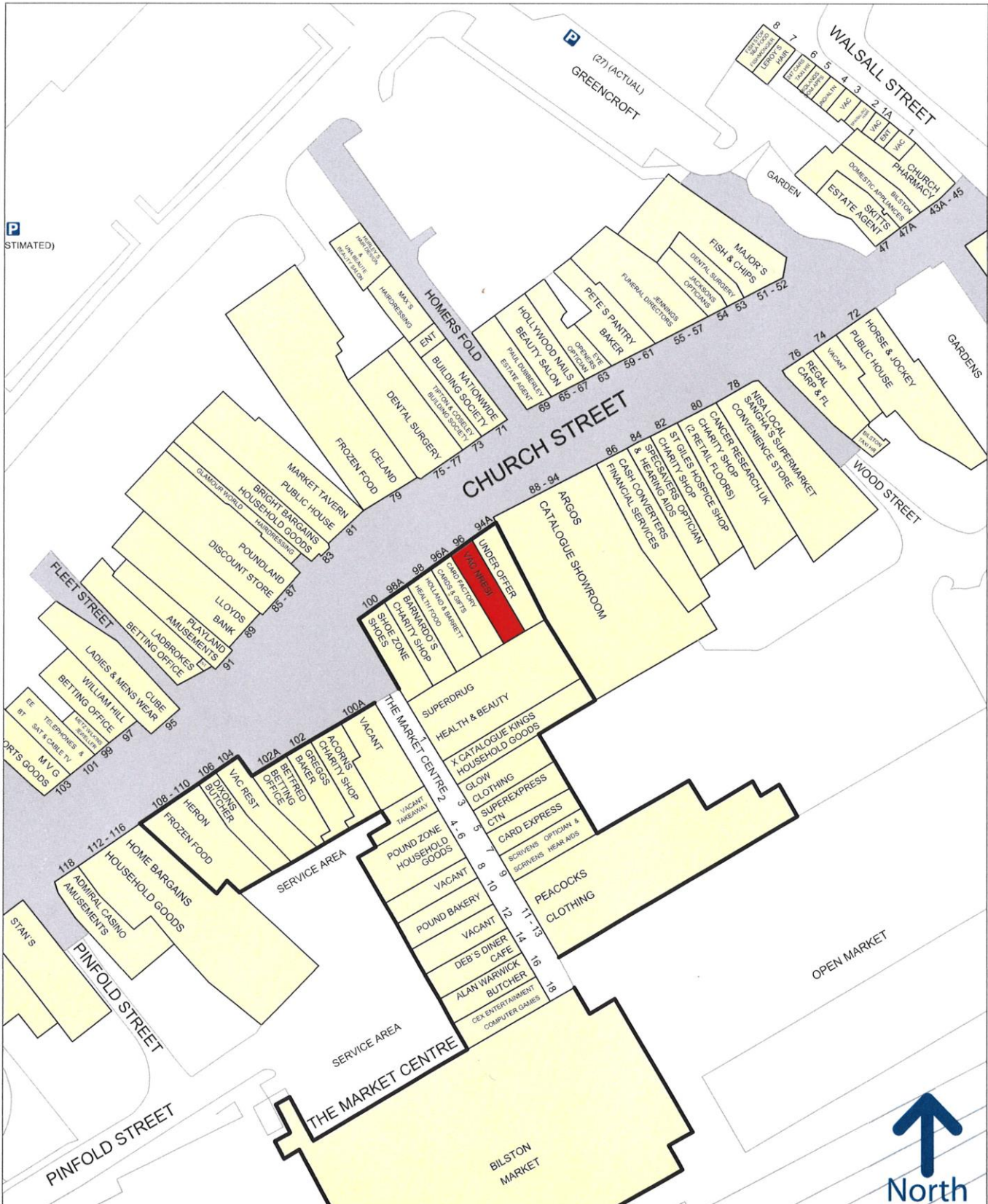
SUBJECT TO CONTRACT

JANUARY 2022

0121 454 4004

Second Floor, 10/11 Greenfield Crescent, Edgbaston, Birmingham, B15 3AU

www.wrightsilverwood.co.uk



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