

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

TWO STOREY RETAIL PREMISES



**9 HIGH STREET, BILSTON,
WOLVERHAMPTON, WV14 0EH**

5,185 SQ FT (481.8 SQ M)

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- LARGE RETAIL PREMISES
- VARIETY OF USES (STP)

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**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The premises are situated in a prominent position on Bilston High Street within a parade of shops occupied by other local independent retailers. The retail premises are approximately 0.9 miles from Bilston Town centre via the A41. The site is adjacent to the Black Country route, a major arterial road through the region.

DESCRIPTION

The property comprises of a two storey mid-terraced building of brick-built construction surmounted by a flat roof. Internally the property comprises of retail accommodation on the ground floor with further accommodation on the first floor. The retail shop benefits from a glazed shop front, laminate floors, suspended ceiling incorporating LED & fluorescent strip lighting, slat walls, air conditioning units, rear store & WC facilities. To the front of the property there are electric metal roller shutters. To the rear there is a communal area suitable for loading & parking.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,173	294.8
First Floor	2,012	187.0
TOTAL	5,185	481.8

PLANNING

Interested parties are advised to make their own enquiries to City of Wolverhampton Council on 01902 511 166.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available at a rent of £35,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £28,250. Rates payable will be in the region of £14,238.00 per annum.

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MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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