

LEASE FOR SALE

GROUND FLOOR RETAIL PREMISES



**MACE, 43 SPRING ROAD, ETTINGSHALL
WOLVERHAMPTON, WV4 6LQ**

1,027 SQ FT (95.4 SQ M)

- PROMINENT LOCATION
- PREMIUM APPLICABLE
- PARKING TO SIDE
- MAIN ROAD FRONTAGE

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Birmingham
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LOCATION

The premises are situated in a prominent position on the A4126 Spring Road close to its junction with Wood Street, located within a predominantly residential area of Ettingshall. Birmingham Road which is located approximately 0.1 mile away from the subject premises is the main arterial route connecting Wolverhampton City Centre. The property has regular transport connections from Hill Avenue bus stop which is within close proximity.

DESCRIPTION

The property comprises of ground floor retail premises with a glazed shop front, internally benefitting from laminate and tiled flooring, plastered and painted walls, a suspended ceiling incorporating LED lighting, CCTV, bathroom, shower, WC and kitchen facilities. Externally the property has metal electric roller shutters and car parking to the side of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,027	95.4
TOTAL	1,027	95.4

PLANNING

Interested parties should contact Wolverhampton City Council Planning Department on 01902 556 026.

SERVICES

We are advised all main services are connected to include mains gas, water and 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/PRICE.

A premium of £30,000 is sought in respect of the fixtures and fittings.

The ground floor retail property is currently let on a 10 year lease with effect from 14th September 2017 at a passing rent of £10,800 per annum exclusive. The rent is reviewed at every third anniversary of the lease.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £4,550. Rates payable will be in the region of £2,270.4 per annum. Small business rates relief may apply.

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

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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