

RETAIL UNIT TO LET

WOLVERHAMPTON - 2 BLACKHALVE LANE, WV11 1BN

Mason
Partners



Location

The property is located on a busy roundabout on the A540 (Cannock Road). Dominoes Pizza are located opposite with McDonalds, Tesco Express and Greggs in the immediate vicinity.

Accommodation

The premises comprise the following areas: -

Ground Floor 672 sq ft
First Floor 585 sq ft

Servicing is at the rear of the Premises.

Terms

The Premises are available by way of an assignment of a lease expiring on 8th July 2027.

Rent

£8,500 pax.

Rating Assessment

Rateable Value - £9,100 pax.

Interested parties are advised to make their own enquiries with the local council to verify this information.

Planning

It is understood that the premises has a Class E planning consent.

Interested parties are advised to make their own enquiries with the Local Council.

EPC

An EPC is available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

Mathew Green
Joe Pearce

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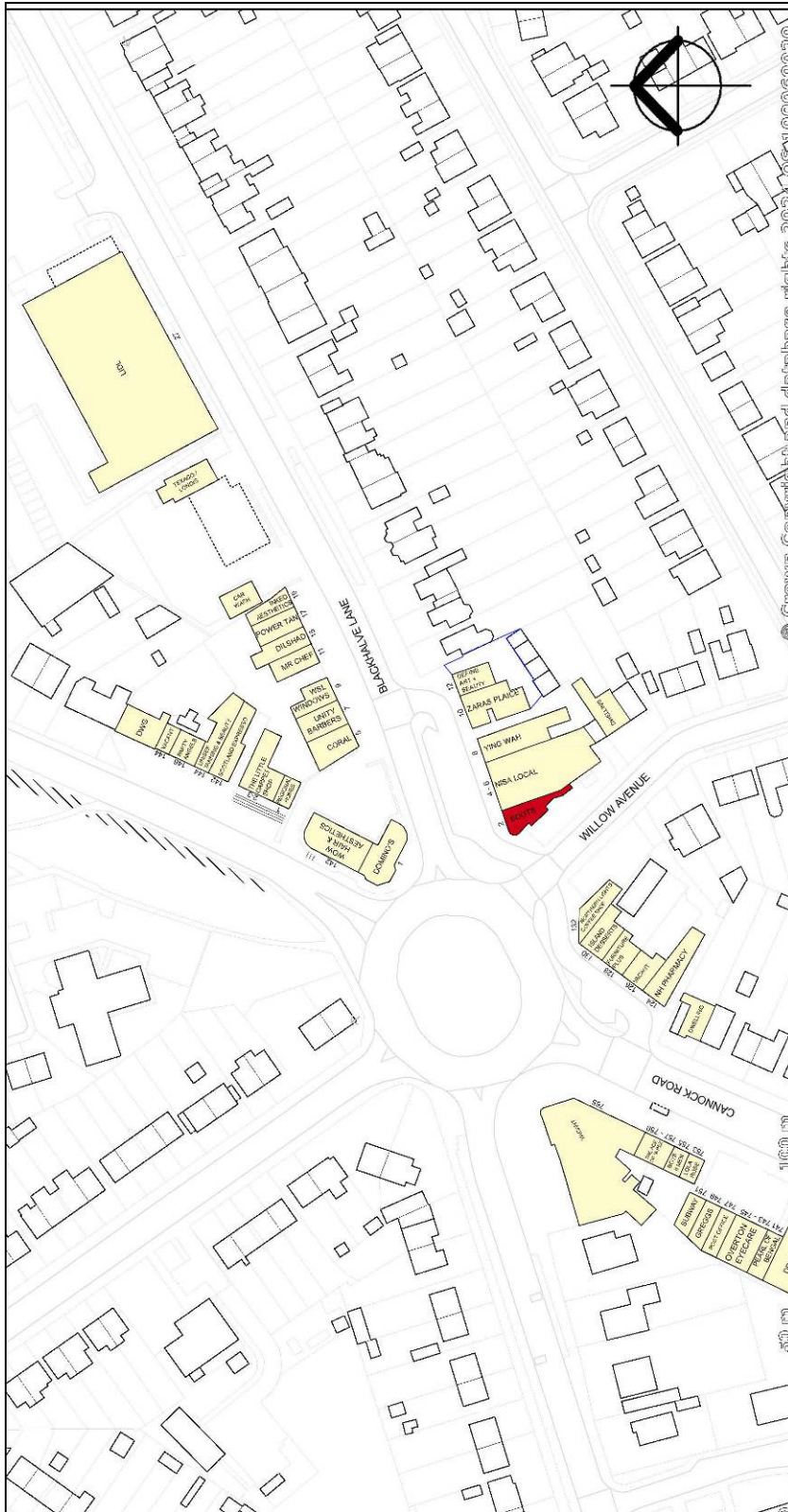
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