

PROMINENT SHOWROOM

80 Chapel Ash

Wolverhampton, WV3 0TT



LOCATION

The premises are prominently located on the corner of Chapel Ash and Bath Road, fronting the busy intersection of the A454 and A41. Forming part of an established parade, the property is close to Subway, Stratstone Harley Davidson and Marstons Brewery Head Quarters.

DESCRIPTION

The premises comprise Ground Floor former kitchen showroom, suitable for a variety of uses such as showroom, retail, restaurant, financial services, education, exhibition and leisure. The rear of the building contains workshops and storage space.

ACCOMODATION

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

Ground Floor

Sales/Showroom:	262.5 sq.m	2,815 sq.ft
Office:	10.5 sq.m	113 sq.ft
Workshop/Storage:	69.4 sq.m	747 sq ft

TENURE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (52).

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

RENT

£30,000 per annum exclusive of rates, service charge and VAT

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)

£11,750

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents, Creative Retail.

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TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT

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PROPERTY CONSULTANTS

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