

# SHOP TO LET

24a Chapel Ash,  
Wolverhampton, WV3 0TN



## LOCATION

The property is located in the busy thoroughfare of Chapel Ash and has traded for many years as an estate agency.

## DESCRIPTION

A ground floor vacant retail unit including basement (totalling 534 sq ft). It also features a right to park one car in the rear yard.

## ACCOMODATION

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

**Ground Floor:                      50m<sup>2</sup>    534 sq ft**

## TENURE

A new effectively full repairing and insuring lease is to be made available for a term to be agreed.

## EPC

Energy Performance Asset Rating of the premises currently falls within category E. A copy of the Energy Performance Certificate can be made available upon request.

## 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.

## RENT

**£7,500** 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                      £5,700**  
**(2017 Assessment)**

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

## LEGAL COSTS

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

## VIEWINGS

Strictly by appointment with the Joint Retained Agents.

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT**

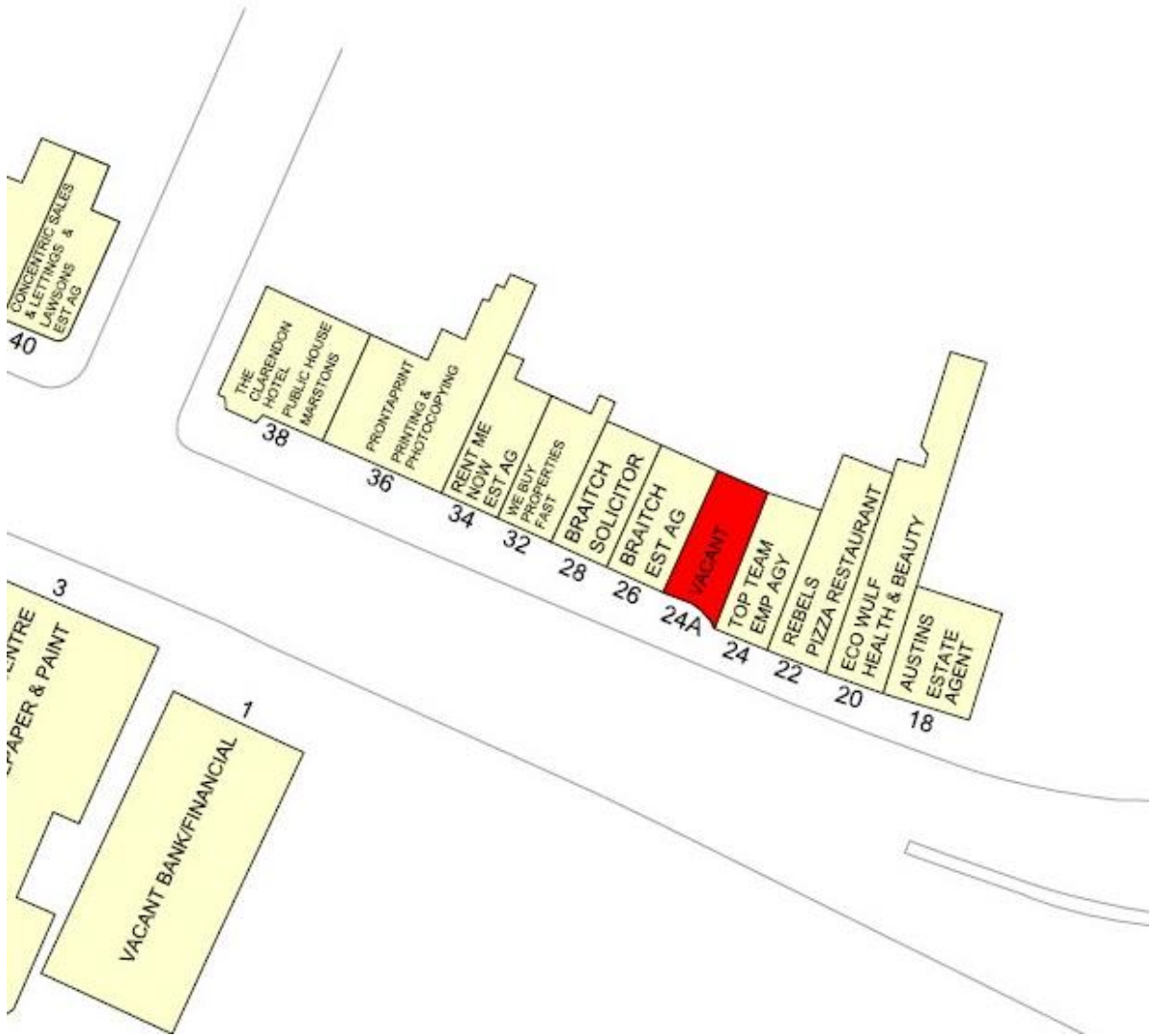
**SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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