

TO LET

100 Bushbury Road,
Wolverhampton,
WV10 0NA



- **Retail Unit Fronting the Busy Prestwood Rd, Wolverhampton**
- **GIA – 1,842 sq. ft**
- **Extensive Free On-Street Car Parking**
- **Large residential catchment.**
- **Takeaway consent**

LOCATION

The unit forms part of a busy neighbourhood centre that fronts onto Prestwood Road and with access onto the car park from Bushbury Road. The unit lies adjacent to One Stop, and close to New Cross Hospital and benefits from a large residential catchment area.

DESCRIPTION

The unit comprises of a large retail shop that benefits from rear delivery access, appropriate staff facilities and unlimited free car parking.

ACCOMMODATION

GIA: 171.25sq m (1,842 sq ft)

LEASE TERMS

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

PLANNING

We understand the unit benefits from Sui Generis planning use and can be used as a takeaway. Interested parties are advised to make their own enquiries.

EPC

The Energy Performance Certificate is available on request.

RENT

£12,500 per annum exclusive.

BUSINESS RATES

The unit is listed with City of Wolverhampton Council has a Rateable Value of **£13,500**.

Business rates payable are **£6,736 p.a.**

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

The ingoing tenant will be required to contribute **£1,000** plus VAT towards the landlords legal costs.

VAT

The unit has not been elected for VAT purposes.

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.

SECURITY

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

VIEWING

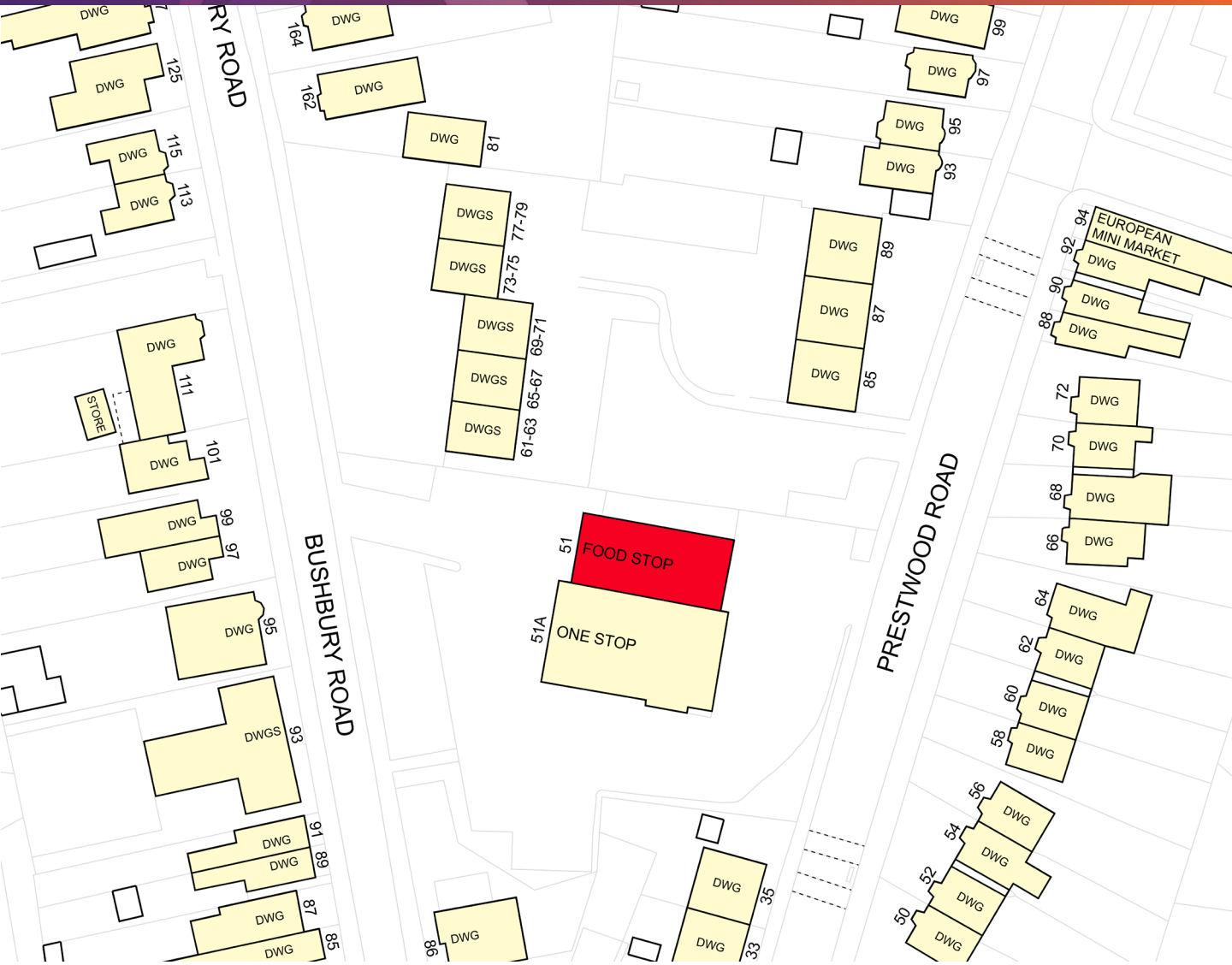
Strictly by prior appointment through sole letting agents

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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