

TO LET – RETAIL UNIT

Period Property Within Conservation Area

71 Worcester Street, Wolverhampton WV2 4LE

BK Bruton Knowles

est.1862



Retail Unit – Fantastic Opportunity to Start or Expand Your Business

71 Worcester Street, Wolverhampton, WV2 4LE

To Let – City Centre

LOCATION

The property is located on Worcester Street within the City Centre, just off the A4150 and close to local car parks, the property benefits from good access. Nestled within a busy and partially paved street, the property neighbours two motorbike shops, a specialist grocery store, post office and photo framing studio.

DESCRIPTION

This period property provides a fantastic opportunity to start or expand your business within an established location. The property enjoys a large, full height retail frontage with internal electric shutters and a good size display area. It also includes a staff area comprising Kitchen, WC and sizeable basement storage.

SCHEDULE OF EXISTING FLOOR AREA

Building	GIA (Sq M)	GIA (Sq ft)
Front Retail Area	42.52	458
Rear Accommodation	10.48	113
Basement Storage	39.31	423
Total	92.31	994

The above measurements are indicative only.

TENURE

The property is offered by way of a new lease on the basis of a five year term on an internal repair and insuring basis, terminable at 3 months' notice any time after the first year, subject to conditions. All tenants are subject to financial checks & references and will pay a three month rental deposit on signing the lease.

The incoming Tenant will also be responsible for a contribution towards the landlord's legal and letting costs in association with the lease which will total £780 inc.

RENT

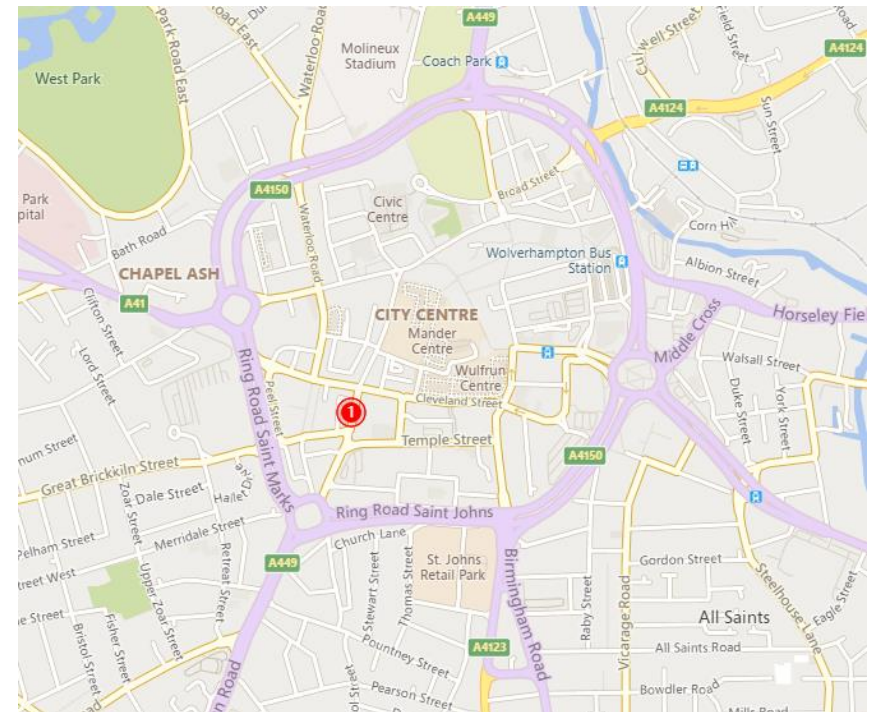
Rent offers in the region of £7,500 are invited - excluding VAT.

BUSINESS RATES

The property currently has a rateable value of £5,500. The incoming Tenant should check the status of the property and their eligibility in relation to Small Business Relief.

SERVICES

The property is understood to benefit from mains services including drainage, electric, and water. Prospective tenants should make their own enquiries in this regard.



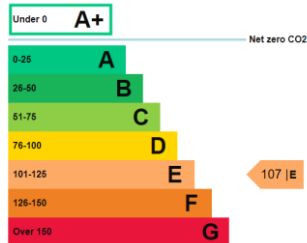
Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

USE & PLANNING

Interested parties are to make their own enquires with the local planning authority in relation to their proposed use, current usage is for Class E Commercial, Business & Service.

The property provides a flexible space that is suitable for a variety of retail uses however, our clients have a non-competition policy whereby uses in the immediate area are not to be repeated.

ENERGY PERFORMANCE CERTIFICATE



OFFERS

Offers are invited for the property on the basis of the above following which full terms will be agreed and references sought. If there is significant interest in the property sealed offers may be invited on a best and finals basis.

VIEWING

Viewings are strictly by appointment only via Bruton Knowles.

REGULATORY

Customer Due Diligence Checks: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all Tenants. When an offer has been accepted, the prospective Tenant(s) will need to provide, as a minimum, proof of identity and residential address; if the Tenant is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by Bruton Knowles employee, or certified copies be provided.

SUBJECT TO CONTRACT – May 2022

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