

GVA

To Let

Retail Unit within Busy Neighbourhood Parade

Unit 3, Marsh Lane Parade, Wolverhampton, WV10 6RT

For further information
please contact:

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Description

The Premises is located on Marsh Lane Parade and at the junction of Marsh Lane and Stafford Road.

Notable occupiers within the parade include: William Hill, Greggs, Sue Ryder Care, Cards Plus.

Description

The premises is arranged over ground only.

Lease

The premises is available by way of a new full repairing and insuring lease for a term of years to be agreed subject to five yearly upwards only rent reviews.

Rent

£10,500 per annum exclusive of rates and VAT and Business rates.

Accommodation

Gross Frontage	5.02m	16ft' 05"
Internal Width	5.02m	16ft' 05"
Shop Depth	12.21m	40' 00"
Ground Floor Sales Area	61.24 sq m	659 sq ft
Ground Floor Ancillary	6.54 sq m	70 sq ft

Business Rates

We understand that the property is assessed as follows:

Rateable value: £8,100

UBR: 46.6p (2017/2018)

Rates Payable: £3,775

This information is for guidance purposes only.

Legal costs

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

EPC

The Energy Performance Asset Rating is F 140. A certificate can be made available.

VAT

All prices, premiums and rents are quoted exclusive of VAT which will be charged at the prevailing rate.

Viewings

Strictly by prior appointment with the sole agents.

08449 02 03 04
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An **APLEONA** company

Supermarket	Unit 10 Under Offer	Unit 11 Let	Unit 12 Let	Ron's Furnishings	Sue Ry der Care	Greggs	Cards Plus	Wines 4 U	Gold Hardware/DIY Store	William Hill
3 Turns Cafe	<div><div>Wing Wah Chinese Buffet Restaurant</div><div>Car Park</div></div>									
Dave Chandler Butcher										
Pizza Tower										
Hair Lounge										
Miracle Opticians										
Unit 3 VACANT										
West Chinese Pool										
Oxley Fish Bar										

MARSH LANE

STRATFORD ROAD (A449)

For Identification Purposes Only



GVA
3 Brindleyplace, Birmingham B1 2JB
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